

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SAN FRANCISCO DIVISION**

In re: PAYNE, JAMES FREDERICK

§ Case No. 11-33534

§  
§  
§

Debtor(s)

**TRUSTEE'S FINAL REPORT (TFR)**

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under Chapter 11 of the United States Bankruptcy Code was filed on September 29, 2011. The case was converted to one under Chapter 7 on June 07, 2012. The undersigned trustee was appointed on June 07, 2012.
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.
4. The trustee realized the gross receipts of \$ 6,984,851.23

Funds were disbursed in the following amounts:

Payments made under an interim distribution	<u>5,576,700.14</u>
Administrative expenses	<u>1,098,425.68</u>
Bank service fees	<u>24,734.05</u>
Other payments to creditors	<u>0.00</u>
Non-estate funds paid to 3rd Parties	<u>0.00</u>
Exemptions paid to the debtor	<u>0.00</u>
Other payments to the debtor	<u>0.00</u>
Leaving a balance on hand of <sup>1</sup>	\$ <u>284,991.36</u>

The remaining funds are available for distribution.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

<sup>1</sup> The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. § 326(a) on account of the disbursement of the additional interest.

6. The deadline for filing non-governmental claims in this case was 07/02/2013 and the deadline for filing governmental claims was 07/02/2013. All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$232,795.54. To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$0.00 as interim compensation and now requests the sum of \$161,392.73, for a total compensation of \$161,392.73.<sup>2</sup> In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$0.00 and now requests reimbursement for expenses of \$353.59, for total expenses of \$353.59.<sup>2</sup>

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 05/02/2016 By:/s/Barry Milgrom  
Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. §1320.4(a)(2) applies.

<sup>2</sup>If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D)

# Form 1

## Individual Estate Property Record and Report

### Asset Cases

Case Number: 11-33534

Case Name: PAYNE, JAMES FREDERICK

Period Ending: 05/02/16

Trustee: (001140) Barry Milgrom

Filed (f) or Converted (c): 06/07/12 (c)

§341(a) Meeting Date: 07/18/12

Claims Bar Date: 07/02/13

Ref. #	1 Asset Description (Scheduled And Unscheduled (u) Property)	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property <u>Abandoned</u> OA=§554(a)	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	Julia's Castle Restaurant	2,575,000.00	0.00		0.00	FA
2	800 Palmetto Ave, 94044	4,500,000.00	4,500,000.00		2,100,000.00	FA
3	Colfax Property  Vacant property APN: 100-230-022-000 " 023-000 January 29, 2013 Order Authorizing Sale and 5-20-13 Trustee's Report (Same purchaser as the Colfax Shopping Center in related land and a separate sale.)	1,250,000.00	1,250,000.00		450,000.00	FA
4	Colfax Hotel  10 Grass Valley St Colfax, CA 95713	900,000.00	410,000.00		250,000.00	FA
5	Single Family residence 15 So, Auburn St. Colfax  DE #212 dated 7/23/13 Order Authorizing Abandonment May 24, 2013—little old lady with a life estate lives in the property. The collections received were for utilities passed through. (See Footnote)	250,000.00	145,000.00	OA	0.00	FA
6	Colfax Property APN: 100-160-002- 100430-007  10/26/15 Order Authorizing Abandonment of Residential Lots- Doc #299 (011 and 002), but not 007	245,000.00	245,000.00		0.00	FA
7	Colfax Property APN: 100-230-047 10 Whitcome Ave Property was sold as part of Asset #8	150,000.00	150,000.00		0.00	FA
8	Colfax Shopping Center 555 So. Auburn Colfax, CA	4,650,000.00	4,650,000.00		3,500,000.00	FA
9	Restaurant 212 No. Canyon Colfax, CA 95713	995,000.00	385,830.68	OA	0.00	FA

**Form 1**  
**Individual Estate Property Record and Report**  
**Asset Cases**

Case Number: 11-33534

Case Name: PAYNE, JAMES FREDERICK

Period Ending: 05/02/16

Trustee: (001140) Barry Milgrom

Filed (f) or Converted (c): 06/07/12 (c)

§341(a) Meeting Date: 07/18/12

Claims Bar Date: 07/02/13

1 Ref. #	2 Asset Description (Scheduled And Unscheduled (u) Property)	3 Petition/ Unscheduled Values	4 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	5 Property <u>Abandoned</u> OA=§554(a)	6 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
	AP					
10	Cape View Bar & Rest. 1001 Highway, 174 Colfax, (u)	950,000.00	785,199.21		400,000.00	FA
11	3 Accounts at US Bank & 1 at Pacific Western	1,829.90	0.00		0.00	FA
12	Cash on hand	750.00	0.00		0.00	FA
13	Void Duplicate of Asset #11	0.00	0.00		0.00	FA
14	Void - Duplicate of Asset #11	0.00	0.00		0.00	FA
15	State of California 420 Harrison St. San Fran	1,000.00	0.00		0.00	FA
16	Furniture and other household goods	500.00	0.00		0.00	FA
17	Personal clothing (u)	300.00	0.00		0.00	FA
18	Ownership of Top of the Rock Castle, LLC; Pacifi (u)	0.00	0.00		0.00	FA
19	Back rent for Sierra Market held by tenant's att (u)	100,000.00	0.00		0.00	FA
20	Claim against the Port of San Francisco (u)	120,000.00	0.00		0.00	FA
21	DMV Auto Wrecking License and Auto Sales License	0.00	0.00		0.00	FA
22	DMV Auto Sales License -Duplicate of Claim 21 Schedule B amended 11/21/11; See Asset #21	0.00	0.00		0.00	FA
23	Auto, 1995 Chevrolet Scheduel B amended 11/21/11; asset listed on #25	0.00	0.00		0.00	FA
24	See Attached List 1995 Chevrolet (\$1000); 1999 Chevrolet (\$1100) auto trailer (\$750); 1987 GMC truck (\$1000); 1997 Harley Davidson Motorcycle with trailer (\$5000) All located in San Francisco  1994 Ford Ranger (\$800); 2000 Ford Ranger (\$2000); 1974 5th Wheel Trailer (\$1000) All located at 830 Palmetto Ave, Pacifica, CA  1975 Dodge flatbed and trailer \$1200) located at 333	13,850.00	13,850.00		0.00	FA

# Form 1

## Individual Estate Property Record and Report

### Asset Cases

Case Number: 11-33534

Case Name: PAYNE, JAMES FREDERICK

Period Ending: 05/02/16

Trustee: (001140) Barry Milgrom

Filed (f) or Converted (c): 06/07/12 (c)

§341(a) Meeting Date: 07/18/12

Claims Bar Date: 07/02/13

1 Ref. #	2 Asset Description (Scheduled And Unscheduled (u) Property)	3 Petition/ Unscheduled Values	4 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	5 Property <u>Abandoned</u> OA=§554(a)	6 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
	Caynon Colfax, CA					
25	Auto 1999 Chevrolet 4Scheduel B amended 11/21/11; asset listed on #24	0.00	0.00		0.00	FA
26	Truck: 1994 Ford Ranger Scheduel B amended 11/21/11; asset listed on #24	0.00	0.00		0.00	FA
27	Truck: 2000 Ford Ranger Scheduel B amended 11/21/11; asset listed on #24	0.00	0.00		0.00	FA
28	Auto trailer - 1975 - 5th wheel Trailer (u) Scheduel B amended 11/21/11; asset listed on #24	0.00	0.00		0.00	FA
29	Truck 1975 Dode flatbed and trailer Scheduel B amended 11/21/11; asset listed on #24	0.00	0.00		0.00	FA
30	1976 Searay, 333 Canyon, Colfax, CA	2,000.00	0.00		0.00	FA
31	Office equipment at 830 Palmetto, Pacifica	300.00	0.00		0.00	FA
32	Void Duplicate of Claims 33 & 34	0.00	0.00		0.00	FA
33	Toyota 4,000 lbs forklift	1,200.00	0.00		0.00	FA
34	Forklift 1954 Hyster 30,000 lbs. Scheduel B amended 11/21/11; asset listed on #32	2,500.00	0.00		0.00	FA
35	8 junk autos, Pacifica Auto Wrecking	4,500.00	4,500.00		0.00	FA
36	Void- Duplicate of #37	0.00	0.00		0.00	FA
37	1955 Massey-Ferguson (u)	1,500.00	0.00		0.00	FA
38	motorcycle, 1997 Harley-Davidson w/trailer Scheduel B amended 11/21/11; asset listed on #24	0.00	0.00		0.00	FA
39	Insurance refund (u)	Unknown	170.94		3,632.32	FA
40	1987 GMC Truck (u) Scheduel B amended 11/21/11; asset listed on #24	0.00	0.00		0.00	FA
41	Milgrom v. Davey et al Case No. 13-03014 (u) Docket #163	25,000.00	25,000.00		12,500.00	FA
42	Personal property at Colfax Shopping Center (u) 555-575 S. Auburn Street, Colfax, CA, Order Entered 4/24/13 - Docket No. 187 (See Footnote)	2,500.00	2,500.00		2,500.00	FA

**Form 1**  
**Individual Estate Property Record and Report**  
**Asset Cases**

Case Number: 11-33534

Case Name: PAYNE, JAMES FREDERICK

Period Ending: 05/02/16

Trustee: (001140) Barry Milgrom

Filed (f) or Converted (c): 06/07/12 (c)

§341(a) Meeting Date: 07/18/12

Claims Bar Date: 07/02/13

1 Ref. #	2 Asset Description (Scheduled And Unscheduled (u) Property)	3 Petition/ Unscheduled Values	4 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	5 Property <u>Abandoned</u> OA=§554(a)	6 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
43	Rent from Red Frog (Tenant in asset #10) (u)	0.00	0.00		27,929.30	FA
44	Rent from Blue Coyote (Tenant in asset #9) (u)	Unknown	N/A		5,793.28	FA
45	Rent from Colfax Smog (Tenant in asset #9) (u)	Unknown	N/A		14,997.78	FA
46	Rent from McNamara Transport/800 Palmetto (#2) (u)	Unknown	N/A		40,021.74	FA
47	Rent from 900 Palmetto (Tenant in Asset #2) (u)	Unknown	N/A		53,230.68	FA
48	Rent from Bunch Creek Laundry (Tenant in #8) (u)	0.00	N/A		9,145.13	FA
49	Rent from Cofax Max (Tenant in Asset #8) (u)	0.00	N/A		7,842.64	FA
50	Rent from Taco Bell (Tenant in Asset #8) (u)	Unknown	N/A		16,397.54	FA
51	Rent from Colfax Pizza (Tenant in asset #8) (u)	0.00	N/A		17,015.61	FA
52	Rent from Next Cycle (Tenant in Asset #8) (u)	0.00	N/A		9,781.86	FA
53	Tax Refund (u)	0.00	0.00		1,020.70	FA
54	Other Estate Receipts (u)	0.00	0.00		237.10	FA
55	Deposit to Escrow by Sterling Bank (u)	0.00	0.00		553.67	FA
56	Tax Proation- entered in error	0.00	0.00		0.00	FA
57	Sewer Charges re 15 S. Auburn Street, Colfax CA (u)	0.00	0.00		217.32	FA
58	Vacant parcel in Colfax APN 100-160-011 Vacant lot adjacent to 002 and 007; 10/26/15 Order Authorizing Abandonment of Residential Lots- Doc #299 (011 and 002) (See Footnote)	0.00	20,000.00	OA	0.00	FA
59	VOID (u)	Unknown	0.00		0.00	FA
60	Tax Proation (u)	0.00	0.00		103.21	FA
61	Sewer Charges Refund (u)	Unknown	Unknown		27,650.00	FA
62	Insurance Premium Refund (u)	0.00	0.00		340.68	FA
63	Post water bill refund (u)	0.00	0.00		180.48	FA
64	Rent from So Auburn (u)	Unknown	N/A		33,760.19	FA
65	Void - entered in error	0.00	0.00		0.00	FA
66	Machinery, fixtures, etc. (u)	75,000.00	0.00		0.00	FA
66	Assets    Totals (Excluding unknown values)	\$16,817,729.90	\$12,587,050.83		\$6,984,851.23	\$0.00

# Form 1

## Individual Estate Property Record and Report

### Asset Cases

Case Number: 11-33534

Case Name: PAYNE, JAMES FREDERICK

Period Ending: 05/02/16

Trustee: (001140) Barry Milgrom

Filed (f) or Converted (c): 06/07/12 (c)

§341(a) Meeting Date: 07/18/12

Claims Bar Date: 07/02/13

1  Asset Description (Scheduled And Unscheduled (u) Property)  Ref. #	2  Petition/ Unscheduled Values	3  Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4  <u>Property Abandoned</u> OA=§554(a)	5  Sale/Funds Received by the Estate	6  Asset Fully Administered (FA)/ Gross Value of Remaining Assets
RE PROP# 5	7/22/13 DE #212 Order Authorizing Abandonment Of				
RE PROP# 42	Subject to offsets in connection with other sales (real property) to the same buyer.				
RE PROP# 58	9/29/15 DE #295 Motion to Abandon Unimproved Residential Lots in Colfax, CA was filed				

**Major Activities Affecting Case Closing:**

- 05/06/16 in response to Monette Semana email of about 5-5, I sent her the financial file on 5-6.  
 5/2/16 TFR submitted to UST  
 05/02/16 TFR and supporting docs generated and emailed to B for approval. Approved and sent to UST.  
 05/02/16 bm email approving the proposed distribution and responding to skv email. Go ahead with TFR.  
 05/02/16 Denton filed Admjustment to Fee App  
 04/29/16 approve Claims Proposed Distribution (and 2-11-16 Annotated Claims Register) in email to skv with minor exceptions in a 4-29 email.  
 3/11/16 Sent Annoated Claims Register to Trustee  
 3/10/16 Sent Proposed Distribution to Trustee for his review  
 03/07/16 Need MIA's 3rd Fee App - Got it  
 02/25/16 Prepare for Final Report  
 02/24/16 Email to Professionals to file Fee App  
 02/24/16 Email to Accountant to prepare Tax Return; Form 2 sent to RP

Initial Projected Date Of Final Report (TFR): January 18, 2014

Current Projected Date Of Final Report (TFR): May 2, 2016 (Actual)

## Form 2

### Cash Receipts And Disbursements Record

Page: 1

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2170 - Other (incl sales) Check  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
03/26/13		Raymond Wong	Proceeds from sale of the vacant land across from the shopping center not subject to liens other than real estate tax liens		330,890.00		330,890.00
	{3}		Purchase and Sales Price 450,000.00	1110-000			330,890.00
	{3}		Earnest Money -0.07	1110-000			330,890.00
	{3}		Earnest Money -10,000.00	1110-000			330,890.00
		Colliers International	Broker's Commission -13,500.00	3510-000			330,890.00
		Coldwell Banker	Broker's Commission -13,500.00	3510-000			330,890.00
		Placer County Tax Collector	Real Estate Taxes -2,204.36 (12/13) (100-230-22-1st)	4700-000			330,890.00
		Placer County Tax Collector	Real Estate Taxes -38,629.61 (08/09) (100-230-22-Def)	4700-000			330,890.00
		Placer County Tax Collector	Real Estate Taxes -286.67 (12/13) (100-230-23-1st)	4700-000			330,890.00
		Placer County Tax Collector	Real Estate Taxes -5,811.97 (08/09) (100-230-23-Def)	4700-000			330,890.00
		Placer County Tax Collector	Real Estate Taxes -910.75 (12/13) (100-230-24-1st)	4700-000			330,890.00
		Placer County Tax Collector	Real Estate Taxes -19,880.61 (108/09) (100-230-24-Def)	4700-000			330,890.00
		Placer County Tax Collector	Real Estate Taxes -513.61 (12/13) (100-230-27-1st)	4700-000			330,890.00
		Placer County Tax Collector	Real Estate Taxes -8,937.11 (08/09) (100-230-27-Def)	4700-000			330,890.00
			Natural Hazard Disclosures -447.00	2500-000			330,890.00
			Real Estate Taxes 1/1/13 thru 3/21/13100-230-022 -885.73	2820-000			330,890.00
			Real Estate Taxes 1/1/13 thru 3/21/13100-230-023 -115.19	2820-000			330,890.00
			Real Estate Taxes 1/1/13 thru 3/21/13100-230-024 -365.95	2820-000			330,890.00
			Real Estate Taxes 1/1/13 thru 3/21/13100-230-027 -206.37	2820-000			330,890.00
			Transfer Tax -495.00	2500-000			330,890.00
			CLTA Owner's Policy -1,570.00	2500-000			330,890.00

Subtotals : \$330,890.00 \$0.00

Printed: 05/31/2016 12:54 PM V.13.28

# Form 2

## Cash Receipts And Disbursements Record

Page: 2

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2170 - Other (incl sales) Check  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
			Coordination Fee 50% -650.00	2500-000			330,890.00
			Delivery -7.89 Charges/Messenger Fees	2500-000			330,890.00
			Notary Fees -47.50	2500-000			330,890.00
			Refund Excessive Delivery Fee -42.11	2500-000			330,890.00
			Refund Excessive Notary Fee -102.50	2500-000			330,890.00
03/26/13	{3}	Raymond Wong	Ck # 1610024257 written for \$330,890.07 but deposited \$330,890.00	1110-000	0.07		330,890.07
03/29/13		Chicago Title Company (Raymond Wong)	Supplemental check from Chicago Title re sale of the vacant land to account for the difference between the estimated and actual costs	2500-000		-144.61	331,034.68
03/29/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		459.14	330,575.54
04/25/13	10101	Placer County Water Agency	Hotel 000105021-000025328	2690-000		338.71	330,236.83
04/25/13	10102	Placer County Water Agency	Hotel 000105021-000025327	2690-000		47.60	330,189.23
04/30/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		982.14	329,207.09
05/21/13	{57}	Addie Dougherty	March and April 2013 sewer	1229-000	217.32		329,424.41
05/21/13	10103	Jim Payne	April mgt fees and costs	2690-000		2,988.95	326,435.46
05/21/13	10104	Jim Payne	May 2013 management fees and costs	2690-000		2,988.95	323,446.51
05/21/13	10105	United States Postal Service	PO Box Service for Payne rents, business and expenses--6 months Box 77424	2690-000		62.00	323,384.51
05/31/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		927.61	322,456.90
06/28/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		839.37	321,617.53
07/06/13	{39}	Addie L. Dougherty	Sewer charges for Colfax	1290-000	217.32		321,834.85
07/06/13	{39}	Capital Insurance Group	Insurance return premium	1290-000	433.00		322,267.85
07/06/13	{39}	Capital Insurance Group	Insurance return premium check (one of two)	1290-000	2,982.00		325,249.85
07/06/13	10106	Jim Payne	June 2013 property management	2690-000		2,942.08	322,307.77
07/28/13	10107	Jim Payne	Management fee and expenses per court order (include expenses thru 7-31-13)	2690-000		2,959.16	319,348.61
07/31/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		984.83	318,363.78
08/27/13	10108	Jim Payne	August management fees and expenses (per August 20 2013 schedule)	2690-000		2,363.33	316,000.45
08/27/13	10109	Jim Payne	August management expenses as reduced per discussion	2690-000		227.64	315,772.81
08/28/13	10110	Placer County Water Agency	Final water bill for the hotel Account 000105021-000025328	2690-000		228.29	315,544.52

Subtotals : \$3,849.71 \$19,195.19

{ Asset reference(s) Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 9 of 46 Printed: 05/31/2016 12:54 PM V.13.28 }

# Form 2

## Cash Receipts And Disbursements Record

Page: 3

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2170 - Other (incl sales) Check  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
08/28/13	10111	Placer County Water Agency	Final bill for second account --numbered 000105021-000025327 Colfax Hotel	2690-000		32.11	315,512.41
08/30/13	10112	Ray Payne	Clear lot and haul to dump	2690-000		1,700.00	313,812.41
08/30/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		915.17	312,897.24
09/09/13	10113	All Star West Insurnace	Real estate and liability insurance for vacant/Colfax lots, RedFrog/Capeview and Pacifica California Capital Insurance Policy No. 4CMA1014506	2690-000		1,295.00	311,602.24
09/20/13	10114	Jim Payne	September 2013 management fees and costs	2690-000		2,863.33	308,738.91
09/30/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		938.57	307,800.34
10/29/13	10115	Jim Payne	Property management fees	2690-000		2,367.78	305,432.56
10/31/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		1,163.33	304,269.23
11/07/13	{42}	Sequoia WCL Investments LLC	Proceeds of sale of personal property sale authorized under Order Authorizing Sale of Personal Property [Doc #187 filed 4-24-13].	1210-000	2,500.00		306,769.23
11/15/13	10116	McKenna Long & Aldridge LLP	Per 11-14-13 Court order [doc #246]	3110-000		276,562.00	30,207.23
11/15/13	10117	McKenna Long & Aldridge LLP	Per 11-14-13 Court order [doc #246]	3120-000		1,922.47	28,284.76
11/26/13	10118	Jim Payne	Mgt. fee for last Red Frog November rent (\$2,183.03 x 7%)	2690-000		152.81	28,131.95
03/27/14	10119	United States Treasury	2013 Form 1041	2810-000		4,373.00	23,758.95
08/01/14	10120	Tejeda's Lawn Care	Clean up vacant Colfax properties	2420-000		250.00	23,508.95
12/04/14		State of California	Tax year 2013 state income tax refund; relates to withholding tax on sale of Pacifica	4700-000		-69,783.70	93,292.65
12/22/14		From Account #*****2167	Transfer funds to consolidate	9999-000	9,446.40		102,739.05
12/22/14		From Account #*****2168	Transfer funds to consolidate	9999-000	21,737.54		124,476.59
12/22/14		From Account #*****2169	Transfer to consolidate	9999-000	168,182.66		292,659.25
12/31/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		690.49	291,968.76
01/06/15	10121	International Sureties, Ltd.	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 01/06/2015 FOR CASE #11-33534, January 1, 2015 to January 1, 2016	2300-000		285.03	291,683.73
01/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		419.73	291,264.00
02/27/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		391.01	290,872.99
03/31/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		446.26	290,426.73
04/27/15		International Sureties, Ltd.	Refund of premium overcharge 2015	2300-000		-122.03	290,548.76
04/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		417.77	290,130.99
05/29/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		403.39	289,727.60
06/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		444.51	289,283.09

Subtotals : \$201,866.60 \$228,128.03

{ Asset reference(s) Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 10 of 46 Printed: 05/31/2016 11:54 PM V.13.28 }

## Form 2

### Cash Receipts And Disbursements Record

Page: 4

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2170 - Other (incl sales) Check  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
07/31/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		429.96	288,853.13
08/31/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		401.62	288,451.51
09/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		442.59	288,008.92
10/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		414.25	287,594.67
11/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		399.87	287,194.80
12/31/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		454.43	286,740.37
01/19/16	10122	International Sureties, Ltd.	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 01/19/2016 FOR CASE #11-33534, Term 01/01/2016 thru 01/01/2017	2300-000		107.73	286,632.64
01/29/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		397.61	286,235.03
03/01/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		396.89	285,838.14
03/31/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		451.07	285,387.07
04/29/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		395.71	284,991.36
<b>ACCOUNT TOTALS</b>					<b>536,606.31</b>	<b>251,614.95</b>	<b>\$284,991.36</b>
Less: Bank Transfers					199,366.60	0.00	
<b>Subtotal</b>					<b>337,239.71</b>	<b>251,614.95</b>	
Less: Payments to Debtors						0.00	
<b>NET Receipts / Disbursements</b>					<b>\$337,239.71</b>	<b>\$251,614.95</b>	

# Form 2

## Cash Receipts And Disbursements Record

Page: 5

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2166 - Red Frog Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
12/21/12		RABOBANK MIGRATION TRANSFER IN	RABOBANK MIGRATION	9999-000	270,442.85		270,442.85
12/26/12	10108	PG&E	Acct 4587525191-5 for Pacifica	2420-000		237.58	270,205.27
12/26/12	10109	Paul Gysels Construction	Pacifica repairs (furnace and fixtures)	2420-000		277.53	269,927.74
12/26/12	10110	North Coast Water Board	Acct 13-0235-00	2420-000		98.00	269,829.74
12/26/12	10111	AT&T	Acct #650 355-4281 758 8 (for Pacifica)	2420-000		41.90	269,787.84
12/31/12		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		266.17	269,521.67
01/08/13	10112	Jim Payne	November and December 2012 management fees and expenses	2690-000		11,530.81	257,990.86
01/08/13	10113	CIG	Acct No. 0-CIG-0-731385	2420-000		10,774.00	247,216.86
01/08/13	10114	IPFS	Acct No. CAC-168025 (?) -James Payne	2420-000		167.75	247,049.11
01/08/13	10115	AT&T	Acct No. 650 355-4281 758 8	2420-000		52.06	246,997.05
01/08/13	10116	PG&E	Acct No. 4587525191-5	2420-000		237.70	246,759.35
01/08/13	10117	Placer County Water Agency	Acct 25327 and 25328 and 24860	2690-000		493.02	246,266.33
01/08/13	10118	Umpqua Bank	Second loan #20030812	4110-000		1,353.14	244,913.19
01/08/13	10119	Umpqua Bank	First loan #20030917	4110-000		5,001.97	239,911.22
01/17/13	{43}	Red Frog	Rent	1222-000	2,119.45		242,030.67
01/31/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		458.29	241,572.38
02/05/13	10120	Umpqua Bank	Red Frog Loan Number 20030917 sent to PO Box 2928 Portland, OR 97208	4110-000		5,001.97	236,570.41
02/05/13	10121	Jim Payne	January mgt fees \$5,642.58 plus \$500 expenses	2690-000		6,142.58	230,427.83
02/05/13	10122	Stan Revel	January charges for shopping center and clean up-flat rate	2420-000		100.00	230,327.83
02/05/13	10123	IPFS	Insurance	2420-000		167.75	230,160.08
02/21/13	10124	International Sureties, Ltd.	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 02/21/2013 FOR CASE #11-33534, Bond 01-01-2013 to 01-01-2014	2300-000		134.53	230,025.55
02/25/13	{43}	Red Frog	Rent	1222-000	2,119.45		232,145.00
02/25/13	10125	Jim Payne	For February rents	2690-000		5,216.98	226,928.02
02/25/13	10126	Umpqua Bank	Red Frog	4110-000		1,353.14	225,574.88
02/25/13	10127	Umpqua Bank	20030917 CRE Blue Coyote	4110-000		5,001.97	220,572.91
02/26/13	10128	All Star West Insurnace	Liability insurance on the Colfax Hotel	2690-000		350.00	220,222.91
02/28/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		400.36	219,822.55
03/21/13	{43}	Red Frog-Randy Brock	March rent	1222-000	2,119.45		221,942.00
03/22/13	10129	Jim Payne	Property management for March 2013 and two months expenses	2690-000		6,321.99	215,620.01

Subtotals : \$276,801.20 \$61,181.19

{ Asset reference(s) Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 12 of 46 Printed: 05/31/2016 1:54 PM V.13.28 }

# Form 2

## Cash Receipts And Disbursements Record

Page: 6

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2166 - Red Frog Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
03/22/13	10130	IPFS	Western Heritage Insurance Co. and RIC General Agency, Inc.	2420-000		167.75	215,452.26
03/26/13	10131	Sterling Bank \ Asset Management Department	Proceeds of sale of shopping center in Colfax-this is deposit held outside escrow	4110-000		150,000.00	65,452.26
04/04/13	10132 {8}	Mountain Valley Properties, LLC	Refund of 12-01-2012 deposit on Colfax Shopping Center	1110-000	-50,000.00		15,452.26
04/11/13		All Star West Insurnace	Refund of overpayment for endorsement adding the Colfax Hotel to the Payne General Liability Policy (originally paid \$350 as per insurance agent) Policy # 224B003152 re Burlington Insurance Company	2690-000		-170.94	15,623.20
04/25/13	{43}	Red Frog- Randy Brock	April 2013 rent	1222-000	2,119.45		17,742.65
04/25/13	10133	Umpqua Bank	Due 5-1-13	4110-000		1,353.14	16,389.51
04/25/13	10134	Umpqua Bank	Blue Coyote	4110-000		5,001.97	11,387.54
05/20/13		Placer Title Company	Sale of Colfax Hotel		10,000.00		21,387.54
	{4}		Gross sales price 250,000.00	1110-000			21,387.54
			Loan charges and credits -155,610.62 (Tri County Bank secured claim-bank took the balance on a short sale; it was owed around \$500,000	4110-000			21,387.54
		Colliers International	Listing Agent commission Colliers -10,000.00	3510-000			21,387.54
			ALTA Policy -955.00	2500-000			21,387.54
			County transfer tax -275.00	2820-000			21,387.54
			Recording fees -24.00	2500-000			21,387.54
			Escrow fee -455.00	2500-000			21,387.54
	{53}		Tax proration 1,020.70	1224-000			21,387.54
			Taxes to be paid -9,196.32	2820-000			21,387.54
			Tax Sale: DEF -64,504.76	2820-000			21,387.54
05/21/13	{43}	Red Frog-Randy Brock	May 2013 rent	1222-000	2,119.45		23,506.99
06/15/13	10135	Umpqua Bank	Loan 20030917	4110-000		5,001.97	18,505.02
06/15/13	10136	Umpqua Bank	Loan 20030812	4110-000		1,353.14	17,151.88
07/06/13	{43}	Red Frog/Randy Brock	June 2013 rent	1222-000	2,119.45		19,271.33
07/06/13	10137	Umpqua Bank	20030917 CRE	4110-000		5,001.97	14,269.36
07/06/13	10138	Umpqua Bank	20030812 CRE	4110-000		1,353.14	12,916.22

Subtotals : \$-33,641.65 \$169,062.14

{ Asset reference(s) Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 13 of 46 Printed: 05/31/2016 1:54 PM V.13.28 }

# Form 2

## Cash Receipts And Disbursements Record

Page: 7

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2166 - Red Frog Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
07/28/13	{43}	Red Frog-Randy Brock	Rent on Red Frog-July	1222-000	2,119.45		15,035.67
07/29/13	10139	Umpqua Bank	Lien on Red Frog Stopped on 11/21/13	4110-000		1,353.14	13,682.53
08/06/13	{41}	Old Republic Title (Davey and Dion)	Settlement of Milgrom vs. Davey and Dion AP 13-03014 - per Order Authorizing Compromise of Controversy (Docket #215)	1249-000	12,500.00		26,182.53
08/27/13	{43}	Red Frog-Randy Brock	August rent	1222-000	2,119.45		28,301.98
08/27/13	{46}	McNamara Transport	800-830 Palmetto, Pacifica utilities (per lease)	1222-000	266.72		28,568.70
08/27/13	{46}	McNamara Transport	800 Palmetto, Pacifica rent	1222-000	3,250.00		31,818.70
08/28/13	10140	Umpqua Bank	Loan 20030812 Loan Type CRE Red Frog property	4110-000		1,353.14	30,465.56
09/20/13	{43}	Red Frog-Randy Brock	For September 2013 (9-1 to 9-30)	1222-000	2,119.45		32,585.01
10/28/13	{43}	Red Frog - Randy Brock	Rent for October 2013	1222-000	2,183.03		34,768.04
10/28/13	{47}	Steve Baca	October 2013 rent for 900 Palmetto, Pacifica, CA	1222-000	2,250.00		37,018.04
10/28/13	{47}	Steve Baca	Reversed Deposit Rev. 4 Reversed Deposit 100015 1 October 2013 rent for 900 Palmetto, Pacifica, CA	1222-000	2,250.00		39,268.04
10/28/13	{47}	Steve Baca	Reversed Deposit 100015 1 October 2013 rent for 900 Palmetto, Pacifica, CA	1222-000	-2,250.00		37,018.04
11/15/13		To Account #*****2168	This was deposited in error into Red Frog account (166). Corrected to move it into Pacifica account (168)	9999-000		2,250.00	34,768.04
11/21/13	10139	Umpqua Bank	Lien on Red Frog Stopped: check issued on 07/29/13	4110-000		-1,353.14	36,121.18
11/21/13	10141	Umpqua Bank	stopped payment on check 10139 and reissued with corrected address Lien on Red Frog-1001 State Hwy 174 Loan # 20030812	4110-000		1,353.14	34,768.04
11/26/13	{43}	Red Frog-Randy Brock	November 2013 rent	1222-000	2,183.03		36,951.07
12/17/13	10142	International Sureties, Ltd.	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 12/17/2013 FOR CASE #11-33534, 01-01-14 to 01-01-15	2300-000		301.91	36,649.16
12/23/13		PLACER TITLE COMPANY	Proceeds of Red Frog sale		171,815.33		208,464.49
	{10}		Sale of 1001 State Highway 174 Colfax, CA 400,000.00	1110-000			208,464.49
	{60}		Tax Proration 2013/2014 89.39 @ 8.1263 %	1224-000			208,464.49
	{60}		Tax Proration 2013/2014 13.82	1224-000			208,464.49

Subtotals : \$200,806.46 \$5,258.19

Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 14 of 46 Printed: 05/31/2016 1:54 PM V.13.28

# Form 2

## Cash Receipts And Disbursements Record

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2166 - Red Frog Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
			@ 1.2568 %				
		Umpqua Bank	Total existing load charges and credits	-174,203.16 4110-000			208,464.49
			Colliers Internatlonl - Listing Agent Commission	-8,000.00 3510-000			208,464.49
			Better Homes and Gardens - Selling Agent Commission	-8,000.00 3510-000			208,464.49
			Placer Title Company 1006 ALTA Owners Stanard Coverage Policy	-1,250.00 2500-000			208,464.49
			County Transfer Tax	-440.00 2500-000			208,464.49
			Recording Fees Court Order	-27.00 2500-000			208,464.49
			Substitution of Trusee & Deed of Reconfeyance	-33.00 2500-000			208,464.49
			Escro Fee	-545.00 2500-000			208,464.49
			2013/2014 1st Install & Penalty to Placery Taxing Authority	-1,609.00 2820-000			208,464.49
			2013/2014 1st Install & Penalty to Placery Taxing Authority	-248.85 2820-000			208,464.49
			Tax Sale Placer County Tax Collector	-28,664.21 2820-000			208,464.49
			Tax Sale Placer Couty Tax Collector	-5,142.66 2820-000			208,464.49
			Lien Releases/recon recording fees	-125.00 2500-000			208,464.49
12/31/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		626.00	207,838.49
01/31/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		740.33	207,098.16
02/28/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		667.69	206,430.47
03/03/14	10143	City of Colfax	invoice 22-2014-02 dated 2-28-14 re charges for planning department	2500-000		1,163.50	205,266.97
03/31/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		689.66	204,577.31
04/30/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		755.08	203,822.23
05/30/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		704.38	203,117.85

Subtotals : \$0.00 \$5,346.64

## Form 2

### Cash Receipts And Disbursements Record

Page: 9

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2166 - Red Frog Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
06/30/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		679.92	202,437.93
07/31/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		772.70	201,665.23
08/20/14		Placer Title Company	Refund of recording fees 1001 State Hwy 174	2500-000		-125.00	201,790.23
08/29/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		677.85	201,112.38
09/15/14	10144	American Contractors Indemnity Company	Per Order Authorizing Compromise of Controversy (ACIC) Doc #276 9-11-14	4110-000		68,726.13	132,386.25
12/21/14		From Account #*****2168	Transfer to Red Frog Checking Account	9999-000	37,180.75		169,567.00
12/21/14		From Account #*****2167	Transfer Funds to 66 Account	9999-000	1,488.70		171,055.70
12/21/14		From Account #*****2169	Transfer funds to Account. 66 account	9999-000	22,135.00		193,190.70
12/21/14		From Account #*****2169	Transfer funds to 66 Account	9999-000	83.07		193,273.77
12/21/14	10145	McKenna Long & Aldridge LLP	Per Court order Doc #284 filed 12-18-14	3110-000		169,567.00	23,706.77
12/21/14	10146	McKenna Long & Aldridge LLP	Per Court order Doc #284 filed 12-18-14	3120-000		1,488.70	22,218.07
12/21/14	10147	Kokjer, Pierotti, Maiocco & Duck LLP	Per Court order Doc #285 filed 12-18-14	3410-000		22,135.00	83.07
12/21/14	10148	Kokjer, Pierotti, Maiocco & Duck LLP	Per Court order Doc #285 filed 12-18-14	3420-000		83.07	0.00

<b>ACCOUNT TOTALS</b>	<b>504,853.53</b>	<b>504,853.53</b>	<b>\$0.00</b>
Less: Bank Transfers	331,330.37	2,250.00	
<b>Subtotal</b>	<b>173,523.16</b>	<b>502,603.53</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$173,523.16</b>	<b>\$502,603.53</b>	

# Form 2

## Cash Receipts And Disbursements Record

Page: 10

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2167 - Blue Coyote Checking Acco  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
12/26/12	{44}	Blue Coyote Taqueria	Rents received from Payne on Blue Coyote	1222-000	800.00		800.00
12/26/12	{45}	Colfax Smog & Automotive Repair	Rent on Blue Coyote property	1222-000	2,000.00		2,800.00
01/17/13	{44}	Blue Coyote Taqueria	Rent	1222-000	880.00		3,680.00
01/17/13	{45}	Colfax Smog and Auto Repair	rent	1222-000	2,000.00		5,680.00
02/05/13	10101	Umpqua Bank	Loan Number 20030812 sent to PO Box 2928 Portland, OR 97208	4110-000		1,353.14	4,326.86
02/25/13	{44}	Blue Coyote Taqueria	Rent	1222-000	800.00		5,126.86
03/21/13	{44}	BBQ- Blue Coyote	Jan and Feb sewer	1222-000	217.32		5,344.18
03/21/13	{44}	Smog and BBQ (Blue Coyote)	Sewer for ~Smog shop \$217.32~BBQ \$261.32	1222-000	478.64		5,822.82
03/21/13	{44}	Blue Coyote Tacqueria	March 2013	1222-000	800.00		6,622.82
03/21/13	{45}	Colfax Smog and Automotive Repair	March 2013	1222-000	2,000.00		8,622.82
03/21/13	{45}	Smog Shop	Smog shop (triple net-tax)	1222-000	2,780.46		11,403.28
03/22/13	10102	Hills Flat Lumber Company	New locks after break in at warehouse	2420-000		70.64	11,332.64
04/01/13	10103	Umpqua Bank	Loan 20030917	4110-000		5,001.97	6,330.67
04/01/13	10104	Umpqua Bank	Loan 20030812	4110-000		1,353.14	4,977.53
04/25/13	{44}	Blue Coyote Tacqueria	April rent	1222-000	800.00		5,777.53
04/25/13	{45}	Colfax Smog and Auto Repair	Rent for April 2013 and short late charge from March	1222-000	2,000.00		7,777.53
04/25/13	10105	Placer County Water Agency	Warehouse/Blue Coyote 000105021-000024860	2690-000		77.07	7,700.46
05/21/13	{44}	Blue Coyote Taqueria	March and April sewer	1222-000	217.32		7,917.78
05/21/13	{45}	Colfax Smog and Automotive	March and April 2013 Sewer	1222-000	217.32		8,135.10
05/21/13	{44}	Blue Coyote Taqueria	May 2013 rent	1222-000	800.00		8,935.10
05/21/13	{45}	Colfax Smog and Automotive	May rent	1222-000	2,000.00		10,935.10
12/21/14		To Account #*****2166	Transfer Funds to 66 Account	9999-000		1,488.70	9,446.40
12/22/14		To Account #*****2170	Transfer funds to consolidate	9999-000		9,446.40	0.00

<b>ACCOUNT TOTALS</b>	<b>18,791.06</b>	<b>18,791.06</b>	<b>\$0.00</b>
Less: Bank Transfers	0.00	10,935.10	
<b>Subtotal</b>	<b>18,791.06</b>	<b>7,855.96</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$18,791.06</b>	<b>\$7,855.96</b>	

# Form 2

## Cash Receipts And Disbursements Record

Page: 11

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2168 - Pacifica Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
12/26/12	{46}	McNamara Transport	Rent for 800 Palmetto	1222-000	3,250.00		3,250.00
12/26/12	{47}	Steve Baca	81 Rent for 900 Palmetto	1222-000	750.00		4,000.00
12/26/12	{47}	Steve Baca	80 Received from Payne	1222-000	1,000.00		5,000.00
12/26/12	{47}	Steve Baca	79-Received from Payne	1222-000	1,000.00		6,000.00
12/26/12	{47}	Steve Baca	Received from Payne 12-24-12	1222-000	1,487.00		7,487.00
01/17/13	{46}	800 Palmetto	PG&E/rent for 800 Palmetto	1222-000	195.58		7,682.58
01/17/13	{46}	800 Palmetto-Mcnamara	Rent 800 Palmetto/McNamara	1222-000	3,250.00		10,932.58
01/17/13	{46}	McNamara Transport	Rent on 800 Palmetto delivered by Payne on 12-24-12	1222-000	3,250.00		14,182.58
01/17/13	{47}	900 Palmetto	900 Palmetto~part of 3 checks for rent	1222-000	1,000.00		15,182.58
01/17/13	{47}	900 Palmetto	900 Palmetto~part of 3 checks for rent	1222-000	1,000.00		16,182.58
01/17/13	{47}	900 Palmetto	900 Palmetto~part of 3 checks for rent	1222-000	250.00		16,432.58
01/17/13	{47}	800 Palmetto-Mcnamara	Reversed Deposit 100002 2 Rent 800 Palmetto/McNamara	1222-000	-3,250.00		13,182.58
02/05/13	10101	AT&T	Acct No. 650 355-4281 758 8 for 830 Palmetto	2420-000		41.90	13,140.68
02/25/13	{47}	900 Palmetto	rent on Pacifica	1222-000	1,000.00		14,140.68
02/25/13	{47}	900 Palmetto	Pacifica rent	1222-000	1,000.00		15,140.68
02/25/13	{47}	900 Palmetto	Pacifica rent (Feb 15 thru March 14)	1222-000	250.00		15,390.68
02/25/13	{46}	McNamara Transport	Pacifica rent	1222-000	3,250.00		18,640.68
02/25/13	10102	North Coast Water Board	Water for Pacifica	2690-000		75.52	18,565.16
02/25/13	10103	PG&E	4587525191-5 service to 1-27	2420-000		267.61	18,297.55
02/25/13	10104	IPFS	CAC-168025 Pays full balance	2420-000		503.25	17,794.30
03/21/13	{46}	McNamara Transport	Rent	1222-000	3,250.00		21,044.30
03/21/13	{47}	900 Palmetto	First of three checks	1222-000	250.00		21,294.30
03/21/13	{47}	900 Pacifica	Second of three money orders	1222-000	1,000.00		22,294.30
03/21/13	{47}	900 Pacifica	Third of three money orders	1222-000	1,000.00		23,294.30
03/22/13	10105	AT&T	650 355-4281 758 8 830 Palmetto Ave., Pacifica, CA	2420-000		41.84	23,252.46
03/22/13	10106	PG&E	830 Palmetto Pacifica, CA 94044 Service #4587525421	2420-000		226.66	23,025.80
04/01/13	10107	AT&T	650 355-4281 758 8	2420-000		93.78	22,932.02
04/01/13	10108	PG&E	Acct. No. 4587525191-5	2420-000		226.66	22,705.36
04/25/13	{46}	McNamara Transport, Inc.	1-28-13 through 3-27-13 PG&E charges passed through under the lease	1222-000	210.33		22,915.69
04/25/13	{47}	Steven Baca	Rent on 900 Palmetto in Pacifica, CA for April	1222-000	2,250.00		25,165.69

Subtotals : \$26,642.91 \$1,477.22

{ Asset reference(s) Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 18 of 46 Printed: 05/31/2016 11:54 PM V.13.28 }

# Form 2

## Cash Receipts And Disbursements Record

Page: 12

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2168 - Pacifica Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
			2013				
04/25/13	{46}	McNamara Transport Inc.	Rent 4-15 through 5-15	1222-000	3,250.00		28,415.69
04/25/13	10109	PG&E	4587525191-5	2420-000		183.67	28,232.02
04/25/13	10110	North Coast Water Board	13-0235-00 for 800-830 Palmetto, Pacifica, CA	2420-000		81.14	28,150.88
05/02/13	{47}	Steve Baca	Pacifica rent-April 2013)	1222-000	-2,250.00		25,900.88
05/21/13	{46}	McNamara Transport	March and April sewer	1222-000	131.87		26,032.75
05/21/13	{47}	Baca and Sykes- 900 Palmetto	Part of \$2250 May rent	1222-000	250.00		26,282.75
05/21/13	{47}	Baca and Sykes- 900 Palmetto	Part of May rent	1222-000	500.00		26,782.75
05/21/13	{47}	Baca and Sykes- 900 Palmetto	Part of May rent	1222-000	500.00		27,282.75
05/21/13	{47}	Baca and Sykes- 900 Palmetto	Part of \$2250 May rent	1222-000	1,000.00		28,282.75
05/21/13	{46}	McNamara Transport	May rent	1222-000	3,250.00		31,532.75
05/21/13	10111	PG&E	Account Number 4587525191-5 A(for 800-830 Palmetto, Pacifica, CA)	2420-000		147.74	31,385.01
06/15/13	10112	PG&E	Utilities on Pacifica	2420-000		58.71	31,326.30
06/15/13	10113	AT&T	Acct No. 650 355 4281 758 8	2420-000		31.55	31,294.75
06/15/13	10114	Pacific Specialty Insurance Company	Policy No: Any 0366018-01	2420-000		858.00	30,436.75
07/06/13	{46}	McNamara Transport	PG&E/Water (in addition to rent) for 800-830 Palmetto in Pacifica	1222-000	217.24		30,653.99
07/06/13	{47}	Steven Baca/Ulysses Sykes	June 2013 rent and April overdue rent.	1222-000	3,375.00		34,028.99
07/06/13	{46}	McNamara Transport	June rent	1222-000	3,250.00		37,278.99
07/06/13	10115	AT&T	Due 7-16 650 355 4281 758 8	2420-000		41.90	37,237.09
07/06/13	10116	North Coast Water Board	830A Palmetto 4-8-13 to 6-7-13	2420-000		114.86	37,122.23
07/28/13	{46}	McNamara Transport, Inc.	Rent for 800 Palmetto Ave., Pacifica, CA (July)	1222-000	3,250.00		40,372.23
07/28/13	{47}	Steven Baca-900 Palmetto	July rent (\$2250) and some back rent for April (\$1368.68)	1222-000	3,618.68		43,990.91
07/28/13	10117	PG&E	830 Palmetto service	2420-000		223.60	43,767.31
07/28/13	10118	City of Pacifica	Fire inspection fee re 830 Palmetto, Pacifica, CA	2420-000		150.00	43,617.31
07/29/13	10119	SL Specialty Insurance	Liability insurance 2013-2014	2690-000		1,400.00	42,217.31
08/27/13	{47}	Steve Baca/Ulysses G. Sykes	900 Palmetto, Pacifica rent	1222-000	2,250.00		44,467.31
08/28/13	10120	AT&T	Account 650 355 4281 758 8	2420-000		41.89	44,425.42
08/28/13	10121	PG&E	Account 4587525191-5	2420-000		243.12	44,182.30
08/28/13	10122	All Star West Insurnace	Penn Star Insurance--- Allstar invoice #3383 Account No. PayneJI-50	2690-000		794.20	43,388.10
08/28/13	10123	North Coast Water Board	Acct 13-0235-00 Palmetto properties	2420-000		114.86	43,273.24

Subtotals : \$22,592.79 \$4,485.24

{ Asset reference(s) Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 19 of 46 Printed: 05/31/2016 1:54 PM V.13.28 }

# Form 2

## Cash Receipts And Disbursements Record

Page: 13

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2168 - Pacifica Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
09/05/13	10124	All Star West Insurnace	Insurance includes acts of terrorism-supplement to recent payment	2690-000		100.00	43,173.24
09/07/13	{2}	Raymond Wong	Deposit for purchase of Palmetto property in Pacifica	1110-000	50,000.00		93,173.24
09/09/13	10125	AT&T	Account 650 355 4281 758 8	2690-000		54.54	93,118.70
09/20/13	{46}	McNamara Transport	Rent 9-15 to 10-15 for 800 Palmetto, Pacifica	1222-000	3,250.00		96,368.70
09/20/13	{47}	Baca/Sykes	One of four money orders. 9-15 to 10-15 rent for 900 Palmetto, Pacifica	1222-000	250.00		96,618.70
09/20/13	{47}	Baca/Sykes	One of four money orders--9-15 to 10-15-2013	1222-000	500.00		97,118.70
09/20/13	{47}	Baca/Sykes	One of four money orders. 9-15 to 10-15 rent	1222-000	500.00		97,618.70
09/20/13	{47}	Baca/Sykes	One of four money orders. 9-15 to 10-15 rent	1222-000	500.00		98,118.70
09/20/13	10126	Paul Gysels Construction	Emergency service on problem electrical issues; repair and replace circuits, box, etc. Invoice numbers 914 (\$750) and 915 (\$4,300) re 900 Palmetto in Pacifica	2690-000		5,050.00	93,068.70
09/24/13	{2}	Raymond Wong	Second \$50,000 deposit from Wong re sale of Pacifica (800, 830, 900 and 1046 Palmetto Ave., Pacifica, CA). Total price at auction is \$2.1 million.	1110-000	50,000.00		143,068.70
09/26/13	{2}	Red Tower Capital/First Republic Bank	Deposit for \$2,000,000 back up bid on Pacifica property--Red Tower Capital is back up bidder	1110-000	50,000.00		193,068.70
10/08/13	10127 {2}	Chicago Title Insurance Company	Escrow No: NBU 160330366 Deposit - Raymond Wong	1110-000	-100,000.00		93,068.70
10/28/13	{46}	McNamara Transport, Inc.	800-830 Palmetto, Pacifica, CA~Rent for 10-15-13- tto 11-15-13	1222-000	3,250.00		96,318.70
10/28/13	10128	PG&E	Account 458725191-5	2420-000		195.12	96,123.58
10/28/13	10129	North Coast Water Board	Account 13-0235-00 due 11-4	2420-000		109.24	96,014.34
10/28/13	10130	AT&T	Account No. 650 355-4281 758 8	2420-000		44.19	95,970.15
11/04/13	10131 {2}	Daniel Rabb	Return of \$50,000.00 deposit to back up bidder on Pacifica, CA property	1110-000	-50,000.00		45,970.15
11/09/13		Chicago Title Company	Proceeds of sale of Palmetto Drive, Pacifica, CA (\$84,000 less \$70,000 FTB withholding)		14,000.00		59,970.15
	{2}		Purchase Price of 800, 2,100,000.00 830, 9000 and 1046 Palmetto Drive, Pacifica CA	1110-000			59,970.15
	{55}		Deposit to Escrow by Sterling Bank (Post-Close 11/5/13)	553.67	1290-000		59,970.15

Subtotals : \$22,250.00 \$5,553.09

{ Asset reference(s) Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 20 of 46 Printed: 05/31/2016 1:54 PM V.13.28 }

# Form 2

## Cash Receipts And Disbursements Record

Page: 14

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2168 - Pacifica Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
		Credit from Seller to Buyer	Sewer Lateral Repairs -7,000.00	2420-000			59,970.15
		Sterling Savings Bank	Net proceeds paid to Sterling Bank -1,820,118.96	4110-000			59,970.15
		2013/2014 Taxes Unpaid by Seller	7/01/13 to 11/1/13 @ \$41.73 per day -5,132.79	2820-000			59,970.15
		Title Insurance and Costs	Title Insurance and costs -145.00	2500-000			59,970.15
		County Transfer Tax	County Transfer Tax -2,310.00	2820-000			59,970.15
		Touchstone Commercial Partners, Inc.	Real Estate Commission -31,500.00	3510-000			59,970.15
		Colliers International	Real Estate Commission -31,500.00	3510-000			59,970.15
		CA Withholding on Real Estate Sale	CA Withholding on Real Estate -70,000.00	4700-000			59,970.15
		San Mateo County Tax Collector	Default Taxes 2007/08 thru 2012/13 -118,846.92	4700-000			59,970.15
11/09/13	10132	PG&E	Acct No. 4587525191-5 Statement date 10-35-13	2420-000		210.08	59,760.07
11/09/13	10133	AT&T	Account Number 650 355-4281 758 8 billing date October 13, 2013 re 830 Palmetto Ave., Pacifica, CA 94044	2420-000		44.20	59,715.87
11/11/13	10134	Gavney Construction	Pour concrete and add wire mesh where Payne removed truck scale	2420-000		1,475.00	58,240.87
11/15/13		From Account #*****2166	This was deposited in error into Red Frog account (166). Corrected to move it into Pacifica account (168)	9999-000	2,250.00		60,490.87
11/20/13	10135	Cypress WCM Investment LLC	Allocation of McNamara Transport rent paid to 11-15-13 (\$3,250 x 15/31 = \$1,572.58)	2990-000		1,572.58	58,918.29
12/21/14		To Account #*****2166	Transfer to Red Frog Checking Account	9999-000		37,180.75	21,737.54
12/22/14		To Account #*****2170	Transfer funds to consolidate	9999-000		21,737.54	0.00

ACCOUNT TOTALS	73,735.70	73,735.70	\$0.00
Less: Bank Transfers	2,250.00	58,918.29	
<b>Subtotal</b>	<b>71,485.70</b>	<b>14,817.41</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$71,485.70</b>	<b>\$14,817.41</b>	

# Form 2

## Cash Receipts And Disbursements Record

Page: 15

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2169 - Shopping Center Checking  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
12/26/12	{48}	Bunch Creek Laundry/James and Shelley Goodpastor	Received from Payne- shopping center rent	1222-000	1,781.00		1,781.00
12/26/12	{49}	Colfax Max	Shopping Center rent received from Payne 12-24-12	1222-000	1,852.00		3,633.00
12/26/12	{50}	Taco Bill, Inc. Home Office	Rent on Shopping Center Received from Payne 12-24-12	1222-000	3,993.40		7,626.40
12/26/12	{51}	Colfax Pizza Factory	Rent in Colfax Shopping Center	1222-000	4,000.00		11,626.40
12/26/12	10101	PG&E	Balance due on account (called to get balance)-Shopping center	2420-000		294.64	11,331.76
12/26/12	10102	AT&T	Shopping Center-security and elevator	2420-000		99.02	11,232.74
01/08/13	10103	Placer County Water Agency	Operating Expenses	2690-000		426.70	10,806.04
01/17/13	{61}	Jim Payne Sewer Account	Close out sewer account/rent	1229-000	27,650.00		38,456.04
01/17/13	{50}	C-Max, C-Pizza, Taco Bill	Water/rent	1222-000	423.94		38,879.98
01/17/13	{52}	NextCycle	Payment one year in advance- \$500 per month	1222-000	6,000.00		44,879.98
01/17/13	{49}	Colfax Max	Rent	1222-000	1,852.00		46,731.98
01/17/13	{51}	Colfax Pizza Factory	rent	1222-000	4,000.00		50,731.98
01/17/13	{50}	Taco Bill, Inc	rent	1222-000	3,993.40		54,725.38
01/17/13	{48}	Bunch Creek Laundry	rent	1222-000	1,781.00		56,506.38
01/22/13	10104	ServPro of Auburn/Rocklin 9089	Water/sewer extraction and plumbing repair work	2420-000		7,379.73	49,126.65
01/28/13	10105	Pipe Pros	Lateral sewer testing required in connection with pending sale of RE	2500-000		320.00	48,806.65
02/04/13	10106	Water Damage Recovery	Sewage damage from leaks; needed to clean the air, scrub and deodorize Taco Bell	2690-000		500.00	48,306.65
02/05/13	10107	PG&E	1631323062-1 bill date 1-9-13	2420-000		295.16	48,011.49
02/05/13	10108	AT&T	030 480 6893 001 Fire alarm	2420-000		49.82	47,961.67
02/05/13	10109	Bill's Backflow Service	Backflow prevention certification	2420-000		50.00	47,911.67
02/05/13	10110	Cindy Wright	two months service light timers (Jan and Feb)	2690-000		58.32	47,853.35
02/12/13	10111	ServPro of Auburn/Rocklin 9089	Invoice 3562216 commercial water damage restoration equal to estimate previously approved by trustee-billed to Taco Bell Voided on 02/12/13	2420-000		25,552.11	22,301.24
02/12/13	10111	ServPro of Auburn/Rocklin 9089	Invoice 3562216 commercial water damage restoration equal to estimate previously approved by trustee-billed to Taco Bell Voided: check issued on 02/12/13	2420-000		-25,552.11	47,853.35
02/12/13	10112	ServPro of Auburn/Rocklin 9089	Invoice 3562216 dated 2-6-13 commercial water damage restoration--bill same amount as	2420-000		12,552.11	35,301.24

Subtotals : \$57,326.74 \$22,025.50

# Form 2

## Cash Receipts And Disbursements Record

Page: 16

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2169 - Shopping Center Checking  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
			accepted estimate- billed to Taco Bell				
02/15/13	10113	ServPro of Auburn/Rocklin 9089	Invoice No. 3562230 -- subcontracted plumbing (work found on last day of clean up)	2420-000		864.00	34,437.24
02/25/13	{45}	Colfax Smog and Automotive	Rent	1222-000	2,000.00		36,437.24
02/25/13	{48}	Bunch Creek Laundry	rent	1222-000	1,781.00		38,218.24
02/25/13	{50}	Taco Bill, Inc.	Feb Rent	1222-000	3,993.40		42,211.64
02/25/13	{51}	Colfax Pizza Factory	Feb rent	1222-000	4,000.00		46,211.64
02/25/13	{49}	Colfax Max	February rent	1222-000	1,852.00		48,063.64
02/25/13	10114	Nitram, Inc.	Fire alarm monitoring and timer tests A33455	2690-000		135.00	47,928.64
02/25/13	10115	PG&E	1631323062-1	2690-000		594.10	47,334.54
02/27/13	10116	City of Colfax	Sewer lateral permits which are conditions for the sale of the shopping center	2500-000		1,221.00	46,113.54
03/21/13	{49}	Max/Jason McInney (burger shop in shopping center)	Sewer	1222-000	434.64		46,548.18
03/21/13	{52}	Nexcycle	Rent increase for 2013 (annual rent is now \$7500; was \$6500 per year)	1222-000	1,500.00		48,048.18
03/21/13	{48}	Bunch Creek Laundry-James and Shelley Goodpastor	March rent	1222-000	1,781.00		49,829.18
03/21/13	{49}	Colfax Max	Rent for March 2013	1222-000	1,852.00		51,681.18
03/21/13	{48}	Laundry	sewer charges for laudry for Jan and Feb. check says 5632 Pacifica on front	1222-000	2,021.13		53,702.31
03/21/13	{52}	South Auburn Street Partners	Rent/sewer for Jan and Feb	1222-000	2,281.86		55,984.17
03/21/13	{50}	Taco Bill, Inc.	March 2013 rent	1222-000	3,993.40		59,977.57
03/21/13	{51}	Colfax Pizza Factory	March 2013 rent	1222-000	4,000.00		63,977.57
03/21/13	{51}	Addie, Pizza and 800 Pacifica	Jan and Feb sewer charges for the old lady with a life estate (Addie) on South Auburn and Pizza and Pacifica tenants	1222-000	1,015.61		64,993.18
03/22/13	10117	Nitram, Inc.	Security system at shopping center	2690-000		140.00	64,853.18
03/22/13	10118	AT&T	Security and elevator	2420-000		46.32	64,806.86
03/22/13	10119	Placer County Water Agency	Opearating Expenses	2690-000		514.59	64,292.27
03/22/13	10120	Placer County Water Agency	Operating Expenses	2690-000		92.96	64,199.31
03/22/13	10121	Placer County Water Agency	Operating Expenses	2690-000		57.41	64,141.90
03/22/13	10122	Placer County Water Agency	Operating Expenses	2690-000		410.14	63,731.76
03/26/13	{8}	Raymond Wong	Allocation of funds from the sale of the shopping center to the back parking lot which was not included in the Sterling Bank DOT and which funds belong to the estate.	1110-000	80,000.00		143,731.76
03/26/13		Raymond Wong	Sale of shopping center carve out		102,600.00		246,331.76

Subtotals : \$215,106.04 \$4,075.52

{ Asset reference(s) Case: 11-33534 Doc# 307 Filed: 05/31/16 Entered: 05/31/16 15:10:26 Page 23 of 46 Printed: 05/31/2016 1:54 PM V.13.28 }

# Form 2

## Cash Receipts And Disbursements Record

Page: 17

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2169 - Shopping Center Checking  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
	{8}		Purchase and Sales Price 3,500,000.00	1110-000			246,331.76
	{54}		Expenses (estimated) 237.10	1290-000			246,331.76
	{8}		Earnest Money -80,000.00	1110-000			246,331.76
	{8}		Earnest Money -100,000.00	1110-000			246,331.76
	{8}		Earnest Money -50,000.00	1110-000			246,331.76
		Sterling Savings Bank	Short Loan Payoff -2,548,249.52	4110-000			246,331.76
		Sterling Savings Bank	Additional net proceeds -330.02	4110-000			246,331.76
		Colliers International	Broker's Commission -70,000.00	3510-000			246,331.76
		Coldwell Banker	Broker's Commission -70,000.00	3510-000			246,331.76
		Felderstein Fitzgerald Willoughby & Pascuzzi, LLP	Expense Reimbursement -13,339.40	3992-000			246,331.76
		City of Colfax	Utility Bills through 2/18/12 -38,164.37	2500-000			246,331.76
		Placer County Tax Collector	Real Estate Taxes (12/13) (100-230-07-1st) -820.72	4700-000			246,331.76
		Placer County Tax Collector	Real Estate Taxes (08/09) 100-230-047-Def -11,365.66	4700-000			246,331.76
		Placer County Tax Collector	Real Estate Taxes (12/13) (100-230-047-1st) -21,845.53	4700-000			246,331.76
		Placer County Tax Collector	Real Estate Taxes (08/09) (100-230-048-Def) -367,621.25	4700-000			246,331.76
			Natural Hazard Disclosures -99.95	2500-000			246,331.76
			Real Estate Taxes (1/13thru 3/21/13) 100-230-047 -329.77	2820-000			246,331.76
			Real Estate Taxes (1/13thru 3/21/13) 100-230-048 -8,777.71	2820-000			246,331.76
			Rents/Income -12,773.22	2410-000			246,331.76
			Transfer Tax -3,850.00	2500-000			246,331.76
			Title/Escrow Charges -69.98	2500-000			246,331.76
04/25/13	{62}	IPFS Corporation of California	Insurance premium refund	1229-000	167.75		246,499.51
04/25/13	{62}	IP FS Corporation of California	Insurance premium refund	1229-000	172.93		246,672.44

Subtotals : \$340.68 \$0.00

# Form 2

## Cash Receipts And Disbursements Record

Page: 18

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*2169 - Shopping Center Checking  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
04/25/13	{63}	Taco Bill, Inc	Pre-sale water bill allocated to Taco Bell	1229-000	180.48		246,852.92
04/25/13	10123	Placer County Water Agency	Shopping Center closing bill	2690-000		334.29	246,518.63
04/25/13	10124	PG&E	1631323062-1	2690-000		125.14	246,393.49
05/06/13	10125	Sterling Bank \ Asset Management Department	Reconciliation of closing statement and rent and paving for Sierra Market re shopping center per MAI request	4110-000		7,388.02	239,005.47
10/29/13	10126	Sequoia WCL Investments LLC	NextCycle allocated rent from sale of Colfax Shopping Center	2500-000		5,625.00	233,380.47
11/29/13		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		804.91	232,575.56
12/16/13	10127	Kokjer, Pierotti, Maiocco & Duck LLP	Per Court order 11-14-13	3410-000		40,219.50	192,356.06
12/16/13	10128	Kokjer, Pierotti, Maiocco & Duck LLP	Per Court order 11-14-13	3420-000		71.94	192,284.12
09/30/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		723.74	191,560.38
10/31/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		620.24	190,940.14
11/28/14		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		539.41	190,400.73
12/21/14		To Account #*****2166	Transfer funds to Account. 66 account	9999-000		22,135.00	168,265.73
12/21/14		To Account #*****2166	Transfer funds to 66 Account	9999-000		83.07	168,182.66
12/22/14		To Account #*****2170	Transfer to consolidate	9999-000		168,182.66	0.00
<b>ACCOUNT TOTALS</b>					<b>272,953.94</b>	<b>272,953.94</b>	<b>\$0.00</b>
Less: Bank Transfers					0.00	190,400.73	
<b>Subtotal</b>					<b>272,953.94</b>	<b>82,553.21</b>	
Less: Payments to Debtors						0.00	
<b>NET Receipts / Disbursements</b>					<b>\$272,953.94</b>	<b>\$82,553.21</b>	

# Form 2

## Cash Receipts And Disbursements Record

Page: 19

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** The Bank of New York Mellon  
**Account:** \*\*\*\*-\*\*\*\*\*67-66 - Red Frog Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 T-Code	6 Receipts \$	7 Disbursements \$	Checking Account Balance
12/01/12	{43}	Red Frog	December 2012 rent	1222-000	2,119.45		2,119.45
12/01/12	{43}	Red Frog	triple net charge	1222-000	2,368.74		4,488.19
12/01/12	{8}	Mountain Valley Properties LLC	Deposit for bid on Colfax Shopping Center	1110-000	50,000.00		54,488.19
12/04/12		Jim Payne	Closing out of DIP account		63,760.19		118,248.38
	{64}		Rents from close of DIP account 33,760.19	1222-000			118,248.38
	{47}		Rents from close of DIP account 30,000.00	1222-000			118,248.38
12/04/12	101	Umpqua Bank	Loan payment for Red Frog	4110-000		1,488.44	116,759.94
12/04/12	102	Umpqua Bank	Second Umpqua loan 20030917	4110-000		5,502.15	111,257.79
12/04/12	103	IPFS	insurance on vehicles	2420-000		167.75	111,090.04
12/04/12	104	Stan Revel	Maintenance man on Colfax properties for November 2012 flat rate	2420-000		100.00	110,990.04
12/04/12	105	AT&T	Colfax shopping center due 11-22-12 030 480 6893 001	2420-000		92.59	110,897.45
12/04/12	106	PG&E	Colfax shopping center utilities 16313233314	2420-000		319.60	110,577.85
12/04/12	107	Nitram, Inc.	Fire alarm for 12-1-12 through 2-28-13	2420-000		135.00	110,442.85
12/07/12	{8}	Raymond Wong/David Chan	Deposit for Colfax Shopping Center	1110-000	50,000.00		160,442.85
12/07/12	{3}	Raymond Wong	Deposit for the purchase of vacant lots across from the Colfax Shopping Center	1110-000	10,000.00		170,442.85
12/07/12	{8}	Raymond Wong/David Chan	Supplemental deposit for purchase of Colfax Shopping Center (total deposit is now \$150,000.00)	1110-000	100,000.00		270,442.85
12/20/12		RABOBANK MIGRATION	TRANSFER TO 0001000114088	9999-000		270,442.85	0.00
		TRANSFER OUT	20121220				

<b>ACCOUNT TOTALS</b>	<b>278,248.38</b>	<b>278,248.38</b>	<b>\$0.00</b>
Less: Bank Transfers	0.00	270,442.85	
<b>Subtotal</b>	<b>278,248.38</b>	<b>7,805.53</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$278,248.38</b>	<b>\$7,805.53</b>	

## Form 2

### Cash Receipts And Disbursements Record

Page: 20

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** The Bank of New York Mellon  
**Account:** \*\*\*\*\_\*\*\*\*\*67-67 - Blue Coyote Checking Acco  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
(No Transactions on File for this Period)							
			<b>ACCOUNT TOTALS</b>		0.00	0.00	\$0.00
			Less: Bank Transfers		0.00	0.00	
			<b>Subtotal</b>		0.00	0.00	
			Less: Payments to Debtors			0.00	
			<b>NET Receipts / Disbursements</b>		<b>\$0.00</b>	<b>\$0.00</b>	

## Form 2

### Cash Receipts And Disbursements Record

Page: 21

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** The Bank of New York Mellon  
**Account:** \*\*\*\*\_\*\*\*\*\*67-68 - Pacifica Checking Account  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
(No Transactions on File for this Period)							
			<b>ACCOUNT TOTALS</b>		0.00	0.00	\$0.00
			Less: Bank Transfers		0.00	0.00	
			<b>Subtotal</b>		0.00	0.00	
			Less: Payments to Debtors			0.00	
			<b>NET Receipts / Disbursements</b>		<b>\$0.00</b>	<b>\$0.00</b>	

# Form 2

## Cash Receipts And Disbursements Record

Page: 22

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** The Bank of New York Mellon  
**Account:** \*\*\*\*\_\*\*\*\*\*67-69 - Shopping Center Checking  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
(No Transactions on File for this Period)							
			<b>ACCOUNT TOTALS</b>		0.00	0.00	\$0.00
			Less: Bank Transfers		0.00	0.00	
			<b>Subtotal</b>		0.00	0.00	
			Less: Payments to Debtors			0.00	
			<b>NET Receipts / Disbursements</b>		<b>\$0.00</b>	<b>\$0.00</b>	

# Form 2

## Cash Receipts And Disbursements Record

Page: 23

**Case Number:** 11-33534  
**Case Name:** PAYNE, JAMES FREDERICK  
**Taxpayer ID #:** \*\*-\*\*1829  
**Period Ending:** 05/02/16

**Trustee:** Barry Milgrom (001140)  
**Bank Name:** The Bank of New York Mellon  
**Account:** \*\*\*\*,\*\*\*\*\*67-70 - Other (incl sales) Check  
**Blanket Bond:** \$80,123,810.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
(No Transactions on File for this Period)							
			<b>ACCOUNT TOTALS</b>		0.00	0.00	\$0.00
			Less: Bank Transfers		0.00	0.00	
			<b>Subtotal</b>		0.00	0.00	
			Less: Payments to Debtors		0.00	0.00	
			<b>NET Receipts / Disbursements</b>		<b>\$0.00</b>	<b>\$0.00</b>	
Net Receipts : 1,152,241.95 Plus Gross Adjustments : 5,832,609.28  Net Estate : \$6,984,851.23							
<b>TOTAL - ALL ACCOUNTS</b>							
			Net Receipts		Net Disbursements		Account Balances
			Checking # ****2170	337,239.71	251,614.95	284,991.36	
			Checking # ****2166	173,523.16	502,603.53	0.00	
			Checking # ****2167	18,791.06	7,855.96	0.00	
			Checking # ****2168	71,485.70	14,817.41	0.00	
			Checking # ****2169	272,953.94	82,553.21	0.00	
			Checking # ****-****67-66	278,248.38	7,805.53	0.00	
			Checking # ****-****67-67	0.00	0.00	0.00	
			Checking # ****-****67-68	0.00	0.00	0.00	
			Checking # ****-****67-69	0.00	0.00	0.00	
			Checking # ****-****67-70	0.00	0.00	0.00	
					<b>\$1,152,241.95</b>	<b>\$867,250.59</b>	<b>\$284,991.36</b>

# Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
	Barry Milgrom, Trustee 1032 Irving Street PMB 1008 San Francisco, CA 94122 <2200-00 Trustee Expenses>, 200	Admin Ch. 7 06/07/12		\$353.59 \$353.59	\$0.00	\$353.59
	PG&E PO Box 997300 Sacramento, CA 95899-7300 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	Admin Ch. 7 06/07/12		\$319.60 \$3,100.04	\$3,100.04	\$0.00
	Water Damage Recovery 8100 Capwell Drive Oakland, CA 94621	Admin Ch. 7 06/07/12	Clean and seal hvac and deodorize air with carbon filter for the Taco Bell where the sewage smell from the leak came in through the vents.	\$500.00 \$500.00	\$500.00	\$0.00
	<2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200					
	North Coast Water Board 2400 Francisco Blvd. PO Box 1039 Pacific, CA 94044 <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7 06/07/12		\$75.52 \$75.52	\$75.52	\$0.00
	PG&E PO Box 997300 Sacramento, CA 95899-7300 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	Admin Ch. 7 06/07/12	Service to 1-27 4587525191-5	\$267.61 \$267.61	\$267.61	\$0.00
	Colliers International PO Box 997300 Sacramento, CA 95899-7300 <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7 06/07/12		\$594.10 \$719.24	\$719.24	\$0.00
	Coldwell Banker 06/07/12 <3510-00 Realtor for Trustee Fees (Real Estate Commissions)>, 200	Admin Ch. 7 06/07/12		\$70,000.00 \$93,500.00	\$93,500.00	\$0.00
	Felderstein Fitzgerald Willoughby & Pascuzzi, LLP 06/07/12 <3992-00 Other Professional Expenses>, 200	Admin Ch. 7 06/07/12		\$13,339.40 \$13,339.40	\$13,339.40	\$0.00

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
	United States Postal Service 460 Brannan Street  San Francisco, CA 94107  <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7  06/07/12		\$62.00  \$62.00  PO Box service for Payne rents and expenses	\$62.00	\$0.00
	Barry Milgrom, Trustee 1032 Irving Street PMB 1008 San Francisco, CA 94122	Admin Ch. 7  06/07/12		\$232,795.54  \$161,392.73  The total Trustee commissions, based on total disbursements, would be \$232,795.54 (as of 4-5-16). However, the net to the estate from the sale of three properties was limited to agreed upon carve outs. The Trustee is voluntarily reducing his commissions based on those three sales to one-half of the carve out amounts. As a result, the total commission/compensation requested is \$161,392.73	\$0.00	\$161,392.73
	<2100-00 Trustee Compensation>, 200					
	2013/2014 Taxes Unpaid by Seller	Admin Ch. 7  06/07/12		\$5,132.79  \$5,132.79  \$15,232/365=\$41.73 per day 123 days X \$41.73 per day = \$5,132.79	\$5,132.79	\$0.00
	<2820-00 Other State or Local Taxes (post-petition, incl. post-petition real est. taxes)>, 200					
	Title Insurance and Costs  CA 95713	Admin Ch. 7  06/07/12		\$145.00  \$0.39  FTB Withholding processing, Document Prep Fee and Copy/Delivery Fee	\$0.39	\$0.00
	<2500-00 Costs Re Sale of Prop. (excl. realtor comm./exp., incl. closing costs, tte adv.)>, 200					
	Touchstone Commerical Partners, Inc.	Admin Ch. 7  06/07/12		\$31,500.00  \$31,500.00  (1.5% Commission)	\$31,500.00	\$0.00
	<3510-00 Realtor for Trustee Fees (Real Estate Commissions)>, 200					
1	San Mateo County Sandie Arnott, Tax Collector 555 County Center, 1st. Floor Redwood City, CA 94063	Secured  10/12/11		\$63,555.51  \$0.00  Claim paid from sale - withdrawn 9/30/14 DE# 277	\$0.00	\$0.00
	<4700-00 Real Property Tax Liens (pre-petition)>, 100					
2	Chase Bank USA, N.A. PO Box 15145  Wilmington, DE 19850-5145	Unsecured  11/09/11		\$229.09  \$229.09  ALLOW GUC	\$0.00	\$229.09
	<7100-00 General Unsecured § 726(a)(2)>, 610					

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

<b>Claim Number</b>	<b>Claimant Name / &lt;Category&gt;, Priority</b>	<b>Claim Type/ Date Filed</b>	<b>Claim Ref./ Notes</b>	<b>Amount Filed/ Allowed</b>	<b>Paid to Date</b>	<b>Claim Balance</b>
3	Placer County Tax Collector 2976 Richardson Dr. Auburn, CA 95603	Secured 11/30/11		\$571,221.35 \$478,827.85 Amended Claim 2/3/16 to \$9382.58 Allow-secured-lien to pass through unaffected- property to be abandoned upon closing-no payment	\$478,827.85	\$0.00
	<4700-00 Real Property Tax Liens (pre-petition)>, 100					
4	Advanta Bank Corporation c/o Resurgent Capital Services PO Box 10368 Greenville, SC 29603-0368	Unsecured 01/05/12		\$728.09 \$728.09 Allow-GUC	\$0.00	\$728.09
	<7100-00 General Unsecured § 726(a)(2)>, 610					
5	City and County of San Francisco Treasurer and Tax Collector,Bureau of Delinquent Revenue,P.O. Box 7426 San Francisco, CA 94120-7426	Secured 01/09/12		\$359,156.28 \$0.00 Claim paid from sale - 10/23/14 Claim Withdrawn DE # 278	\$0.00	\$0.00
	<4800-00 State and Local Tax Liens (pre-pet. income, sales, pers. prop. - not real prop.)>, 100					
6	City and County of San Francisco Treasurer and Tax Collector,Bureau of Delinquent Revenue,P.O. Box 7426 San Francisco, CA 94120-7426	Secured 01/09/12		\$108,286.32 \$0.00 Claim paid from sale - 10/23/14 Claim Withdrawn DE # 279	\$0.00	\$0.00
	<4800-00 State and Local Tax Liens (pre-pet. income, sales, pers. prop. - not real prop.)>, 100					
7	Luscutoff, Lendormy & Associates Sid A. Luscutoff 400 Montgomery St #600 San Francisco, CA 94104	Unsecured 01/12/12		\$19,028.36 \$19,028.36 Allow-GUC	\$0.00	\$19,028.36
	<7100-00 General Unsecured § 726(a)(2)>, 610					
8 -2	Tri Counties Bank c/o Neil Rubenstein, Esq.,Buchalter Nemer P.C.,333 Market Street, Suite 2500 San Francisco, CA 94105	Unsecured 01/20/12		\$334,683.64 \$334,683.64 Amended 1/21/16-Allow GUC	\$0.00	\$334,683.64
	<7100-00 General Unsecured § 726(a)(2)>, 610					
9	Umpqua Bank P.O. Box 1820 Roseburg, OR 97470	Secured 01/23/12		\$165,793.79 \$9,196.69 Withdrawn per Stipulation - DE #300	\$9,196.69	\$0.00
	<4110-00 Real Estate--Consensual Liens (mortgages, deeds of trust, PMSI)>, 100					
10	Umpqua Bank P.O. Box 1820 Roseburg, OR 97470	Secured 01/23/12		\$612,645.73 \$15,506.09 Withdrawn per Stipulation - DE #300	\$15,506.09	\$0.00
	<4110-00 Real Estate--Consensual Liens (mortgages, deeds of trust, PMSI)>, 100					

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

<b>Claim Number</b>	<b>Claimant Name / &lt;Category&gt;, Priority</b>	<b>Claim Type/ Date Filed</b>	<b>Claim Ref./ Notes</b>	<b>Amount Filed/ Allowed</b>	<b>Paid to Date</b>	<b>Claim Balance</b>
11 -2	City and County of San Francisco c/o Michael J. McQuaid, Esq. Carr, McClellan, et al., 216 Park Road Burlingame, CA 94010 <7100-00 General Unsecured § 726(a)(2)>, 610	Unsecured 01/26/12		\$178,213.16 \$178,213.16 01/30/12 Amendment-Allow -GUC	\$0.00	\$178,213.16
12	Sterling Savings Bank c/o Abbey Weitzenberg Warren & Emery PC,  Santa Rosa, CA 95402-1566 <4110-00 Real Estate--Consensual Liens (mortgages, deeds of trust, PMSI)>, 100	Secured 01/30/12		\$4,722,419.42 \$4,368,698.50 Withdrawn per Stipulation - DE #300	\$4,368,698.50	\$0.00
13	Sterling Savings Bank c/o Abbey Weitzenberg Warren & Emery PC,  Santa Rosa, CA 95402-1566 <7100-00 General Unsecured § 726(a)(2)>, 610	Unsecured 01/30/12		\$3,343,491.88 \$1,000,000.00 Allow GUC \$1,000,000 per Stipulation - DE #300	\$0.00	\$1,000,000.00
14	Phyllis Voisenat, Esq. 1999 Harrison Street, 18th Fl., Suite 41 Oakland, CA 94612  <7100-00 General Unsecured § 726(a)(2)>, 610	Unsecured 01/30/12		\$165,998.83 \$165,998.83 Listed as secured but per judgment dated 7/19/14 (DE #45 in AP) - lien avoided - allow as GUC	\$0.00	\$165,998.83
15P	TRI Commercial Real Estate Services, Inc One California St #200  San Francisco, CA 94111 <5800-00 Claims of Governmental Units>, 570	Priority 02/22/12		\$11,725.00 \$0.00 Amended Priority Claim to zero (amended 1-26-16)	\$0.00	\$0.00
15U	TRI Commercial Real Estate Services, Inc One California St #200  San Francisco, CA 94111 <7100-00 General Unsecured § 726(a)(2)>, 610	Unsecured 02/22/12		\$73,125.00 \$73,125.00 Amended Claim 1/26/16 - allow GUC	\$0.00	\$73,125.00
16	Office of the United States Trustee Attn: Donna Jensen 235 Pine Street, Suite 70009 San Francisco, CA 94104-3410 <2950-00 U.S. Trustee Quarterly Fees>, 200	Admin Ch. 7 09/19/12		\$325.00 \$325.00 Allow - priority - 507(a)(1)	\$0.00	\$325.00

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
17	American Contractors Indemnity Company c/o R. Gibson Pagter, Jr., Misty Perry Isaacson, 525 N. Cabrillo Park Drive, Suite Santa Ana, CA 92701 <7100-00 General Unsecured § 726(a)(2)>, 610	Unsecured 10/16/12		\$0.00 \$0.00 Claim withdrawn - See DE #392	\$0.00	\$0.00
INS	IPFS PO Box 5537	Admin Ch. 7 06/07/12	Insurance on vehicles CAC 168025 Concord, CA 94524 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	\$167.75 \$671.00	\$671.00	\$0.00
INS	Pacific Specialty Insurance Company PO Box 40	Admin Ch. 7 06/07/12	Insurance Policy No. Any 0366018-01 Anaheim, CA 92815-0040 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	\$858.00 \$858.00	\$858.00	\$0.00
INS	SL Specialty Insurance 5425 E. Bell Road Suite 102 Scottsdale, AZ 85254	Admin Ch. 7 06/07/12	Liability insurance re Pacifica and vehicles on property <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	\$1,400.00 \$1,400.00	\$1,400.00	\$0.00
SEC	Umpqua Bank P.O. Box 2928 Portland, OR 97208 <4110-00 Real Estate--Consensual Liens (mortgages, deeds of trust, PMSI)>, 100	Secured 06/07/12		\$1,353.14 \$15,416.50	\$15,416.50	\$0.00
AT&T	AT&T PO Box 105068 Atlanta, GA 30348-5068	Admin Ch. 7 06/07/12	Colfax shopping center 830 480 6893 001 (paid full bill, not Payne reduced accounting)--due 11-22-12 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	\$92.59 \$762.96	\$762.96	\$0.00
BOND	International Sureties, Ltd. Suite 420 701 Poydras St. New Orleans, LA 70139 <2300-00 Bond Payments>, 200	Admin Ch. 7 06/07/12		\$829.20 \$707.17	\$707.17	\$0.00
ADMIN	Nitram, Inc. 12485 Loma Rica Drive Grass Valley, CA 94945 <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7 06/07/12		\$135.00 \$275.00	\$275.00	\$0.00

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
ADMIN	City of Pacifica 170 Santa Maria Ave.	Admin Ch. 7 06/07/12		\$150.00 \$150.00	\$150.00	\$0.00
			Fire inspection fee re 830 Palmetto, Pacifica, CA Pacifica, CA 94044			
			<2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200			
ADMIN	AT&T PO Box 5025	Admin Ch. 7 06/07/12		\$54.54 \$54.54	\$54.54	\$0.00
			Pacifica property. Total bill of \$96.43 less the \$41.89 recently paid from last bill Carol Stream, IL 60197-5025			
			<2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200			
ADMIN	Tejeda's Lawn Care c/o Colfax Realtly \ Lynn Tausch PO Box 886 Colfax, CA 95713	Admin Ch. 7 06/07/12		\$250.00 \$250.00	\$250.00	\$0.00
			Clean up vacant Colfax properties			
			<2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200			
LOCKS	Hills Flat Lumber Company PO Box 1630	Admin Ch. 7 06/07/12		\$70.64 \$70.64	\$70.64	\$0.00
			New locks after break in at warehouse Colfax, CA 95713-1630			
			<2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200			
MAINT	Stan Revel PO Box 564	Admin Ch. 7 06/07/12		\$100.00 \$200.00	\$200.00	\$0.00
			Maintenance man for Colfax properties -- flat rate for November 2012 Colfax, CA 95713			
			<2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200			
PLUMB	Pipe Pros 1009 Shary Circle, Suite D	Admin Ch. 7 06/07/12		\$320.00 \$320.00	\$320.00	\$0.00
			Lateral sewer testing required by City of Colfax in connection with pending sale of the shopping center. Concord, CA 94518			
			<2500-00 Costs Re Sale of Prop. (excl. realtor comm./exp., incl. closing costs, tte adv.)>, 200			
SEWER	Credit from Seller to Buyer	Admin Ch. 7 06/07/12		\$7,000.00 \$7,000.00	\$7,000.00	\$0.00
			Sewer Lateral Repairs			
			<2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200			
STERL	Sterling Bank \ Asset Management Department Attn: Mike Brixey AVP REO Disposition 111 N. Wall Street Spokane, WA 99201	Secured 06/07/12		\$150,000.00 \$157,388.02	\$157,388.02	\$0.00
			Proceeds from sale of Shopping Center--this is the \$150,000 deposit that trustee held outside of escrow that goes to the bank as secured creditor on sale of the Shopping Center			

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
<4110-00 Real Estate--Consensual Liens (mortgages, deeds of trust, PMSI)>, 100						
WATER	Placer County Water Agency PO Box 45808 San Francisco, CA 94145-0808	Admin Ch. 7 06/07/12		\$426.70 \$3,052.89	\$3,052.89	\$0.00
<2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200						
CAWITH	CA Withholding on Real Estate Sale	Secured 06/07/12		\$70,000.00 \$216.30	\$216.30	\$0.00
This relates to the sale of the Pacifica property. At the time of sale, the estate was required to withhold \$70,000, which shows on the gross vs net transaction. On 12-4-14, a refund check in the amount of \$69,783.70 was received, leaving a balance of \$216.30.						
<4700-00 Real Property Tax Liens (pre-petition)>, 100						
COLFAX	City of Colfax PO Box 702 Colfax, CA 95713	Admin Ch. 7 06/07/12		\$1,221.00 \$40,548.87	\$40,548.87	\$0.00
Lateral sewer inspection and permit for 3 lines, required to consummate sale of the shopping center.						
<2500-00 Costs Re Sale of Prop. (excl. realtor comm./exp., incl. closing costs, tte adv.)>, 200						
COUNTY	San Mateo County Tax Collector	Secured 06/07/12		\$118,846.92 \$118,846.92	\$118,846.92	\$0.00
<4700-00 Real Property Tax Liens (pre-petition)>, 100						
FEDTAX	United States Treasury Internal Revenue Service	Admin Ch. 7 06/07/12		\$4,373.00 \$4,373.00	\$4,373.00	\$0.00
2013 Form 1041 Ogden, UT 84201-0148						
<2810-00 Income Taxes - Internal Revenue Service (post-petition)>, 200						
GYSELS	Paul Gysels Construction 2785 Union Street	Admin Ch. 7 06/07/12		\$277.53 \$277.53	\$277.53	\$0.00
Pacifica property repairs San Francisco, CA 94123-3807						
<2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200						
NITRAM	Nitram, Inc. 12485 Loma Rica Drive	Admin Ch. 7 06/07/12		\$135.00 \$135.00	\$135.00	\$0.00
Fire alarm for Colfax Shopping Center 12-1-12 thru 2-28-2013 Grass Valley, CA 94945						
<2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200						
PAYOUT	Umpqua Bank	Secured 06/07/12		\$155,173.73 \$174,203.16	\$174,203.16	\$0.00
<4110-00 Real Estate--Consensual Liens (mortgages, deeds of trust, PMSI)>, 100						

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
TIMERS	Cindy Wright PO Box 2002  Colfax, CA 95713  <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7 06/07/12	Service light timers	\$58.32 \$58.32	\$58.32	\$0.00
ACCTEXP	Kokjer, Pierotti, Maiocco & Duck LLP 333 Pine Street-5th Floor San Francisco, CA 94104  <3420-00 Accountant for Trustee Expenses (Other Firm)>, 200	Admin Ch. 7 06/07/12		\$71.94 \$71.94	\$71.94	\$0.00
ACCTFEE	Kokjer, Pierotti, Maiocco & Duck LLP 333 Pine Street-5th Floor San Francisco, CA 94104  <3410-00 Accountant for Trustee Fees (Other Firm)>, 200	Admin Ch. 7 06/07/12		\$40,219.50 \$40,219.50	\$40,219.50	\$0.00
ATTYEXP	McKenna Long & Aldridge LLP One Market Plaza Spear Tower, 24th Floor San Francisco, CA 94105  <3120-00 Attorney for Trustee Expenses (Trustee Firm)>, 200	Admin Ch. 7 06/07/12	Order Approving First Interim Fee App DE#264	\$1,922.47 \$1,922.47	\$1,922.47	\$0.00
ATTYFEE	McKenna Long & Aldridge LLP One Market Plaza Spear Tower, 24th Floor San Francisco, CA 94105  <3110-00 Attorney for Trustee Fees (Trustee Firm)>, 200	Admin Ch. 7 06/07/12	Order Approving First Interim Fee App DE#264	\$276,562.00 \$276,562.00	\$276,562.00	\$0.00
PROPMGT	Jim Payne PO Box 77424  San Francisco, CA 94107  <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7 06/07/12	November and December 2012 management fees and expenses November 7%-\$5,213.36 fees and \$500 expenses December 7%- \$5,317.45 fees and \$500 expenses	\$11,530.81 \$49,066.39	\$49,066.39	\$0.00
RED2DOT	American Contractors Indemnity Company c/o R. Gibson Pagter; Pagter and Perry 525 N. Cabrillo Park Dr., Suite 104 Santa Ana, CA 92701  <4110-00 Real Estate--Consensual Liens (mortgages, deeds of trust, PMSI)>, 100	Secured 06/07/12	Per Order Authorizing Compromise of Controversy (ACIC) Doc #276 9-11-14	\$68,726.13 \$68,726.13	\$68,726.13	\$0.00
REDFROG	Umpqua Bank PO Box 1820 Roseburg, OR 97470  <4110-00 Real Estate--Consensual Liens (mortgages, deeds of trust, PMSI)>, 100	Secured 06/07/12		\$1,353.14 \$14,063.36	\$14,063.36	\$0.00

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
REPAIRS	Gavney Construction 34 Alviso Court  Pacifica, CA 94044	Admin Ch. 7  06/07/12		\$1,475.00  \$1,475.00	\$1,475.00	\$0.00
			Repour concrete and add wire mesh re area where Payne removed truck scale			
	<2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200					
STIPULA	Umpqua Bank P.O. Box 1820  Roseburg, OR 97470	Unsecured  01/23/12		\$48,684.83  \$48,684.83	\$0.00	\$48,684.83
			Per Stipulaiton re claims of Umqua Bank DE# 300			
	<7100-00 General Unsecured § 726(a)(2)>, 609					
2ACCTEXP	Kokjer, Pierotti, Maiocco & Duck LLP 333 Pine Street-5th Floor San Francisco, CA 94104	Admin Ch. 7  11/21/14		\$83.07  \$83.07	\$83.07	\$0.00
	<3420-00 Accountant for Trustee Expenses (Other Firm)>, 200					
2ACCTFEE	Kokjer, Pierotti, Maiocco & Duck LLP 333 Pine Street-5th Floor San Francisco, CA 94104	Admin Ch. 7  11/21/14		\$22,135.00  \$22,135.00	\$22,135.00	\$0.00
	<3410-00 Accountant for Trustee Fees (Other Firm)>, 200					
ZATTYEXP	McKenna Long & Aldridge LLP One Market Plaza Spear Tower, 24th Floor San Francisco, CA 94105	Admin Ch. 7  11/21/14		\$1,488.70  \$1,488.70	\$1,488.70	\$0.00
	<3120-00 Attorney for Trustee Expenses (Trustee Firm)>, 200					
ZATTYFEE	McKenna Long & Aldridge LLP One Market Plaza Spear Tower, 24th Floor San Francisco, CA 94105	Admin Ch. 7  11/21/14		\$169,567.00  \$169,567.00	\$169,567.00	\$0.00
	<3110-00 Attorney for Trustee Fees (Trustee Firm)>, 200					
3ACCTEXP	Kokjer, Pierotti, Maiocco & Duck LLP 333 Pine Street-5th Floor San Francisco, CA 94104	Admin Ch. 7  03/07/16		\$99.84  \$99.84	\$0.00	\$99.84
	<3420-00 Accountant for Trustee Expenses (Other Firm)>, 200					
3ACCTFEE	Kokjer, Pierotti, Maiocco & Duck LLP 333 Pine Street-5th Floor San Francisco, CA 94104	Admin Ch. 7  03/07/16		\$3,211.00  \$3,211.00	\$0.00	\$3,211.00
	<3410-00 Accountant for Trustee Fees (Other Firm)>, 200					

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
3ATTYEXP	Dentons US LLP One Market Plaza Spear Tower, 24th Floor San Francisco, CA 94105 <3220-00 Attorney for Trustee Expenses (Other Firm)>, 200	Admin Ch. 7 03/10/16		\$425.55 \$425.55	\$0.00	\$425.55
3ATTYFEE	Dentons US LLP One Market Plaza Spear Tower, 24th Floor San Francisco, CA 94105 <3110-00 Attorney for Trustee Fees (Trustee Firm)>, 200	Admin Ch. 7 03/10/16		\$46,814.00 \$21,814.00	\$0.00	\$21,814.00
				Attorney for Trustee agreed to reduce his fees by \$25,000		
ADMININS	All Star West Insurnace 622 Petaluma Blvd. North Petaluma, CA 94952 <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7 06/07/12		\$350.00 \$2,368.26	\$2,368.26	\$0.00
			Insurance			
BACKFLO W	Bill's Backflow Service 9052 Seavey Lane Loomis, CA 95650 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	Admin Ch. 7 06/07/12		\$50.00 \$50.00	\$50.00	\$0.00
			Invoice 2417			
COLLIERS	Colliers International <3510-00 Realtor for Trustee Fees (Real Estate Commissions)>, 200	Admin Ch. 7 06/07/12		\$31,500.00 \$31,500.00	\$31,500.00	\$0.00
			1.5% commission			
ELECTRIC	Paul Gysels Construction 2785 Union Street San Francisco, CA 94123-3807 <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7 06/07/12		\$5,050.00 \$5,050.00	\$5,050.00	\$0.00
			Emergency service on problem electrical issues; repair and replace circuits, box, etc. Invoice numbers 914 (\$750) and 915 (\$4,300) re 900 Palmetto in Pacifica			
INSURANC	CIG PO Box 2093 Monterey, CA 93942 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	Admin Ch. 7 06/07/12		\$10,774.00 \$10,774.00	\$10,774.00	\$0.00
			Account No. 0-CIG-0-731385 (Jim Payne) Allstar West Insurance Services			

## Claims Register

**Case: 11-33534 PAYNE, JAMES FREDERICK**

Claims Bar Date: 07/02/13

Claim Number	Claimant Name / <Category>, Priority	Claim Type/ Date Filed	Claim Ref./ Notes	Amount Filed/ Allowed	Paid to Date	Claim Balance
NORTHCO A	North Coast Water Board 2400 Francisco Blvd. PO Box 1039 Pacifica, CA 94044 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	Admin Ch. 7 06/07/12	For Pacifica	\$98.00 \$518.10	\$518.10	\$0.00
PLUMBSE W	ServPro of Auburn/Rocklin 9089 2320 Sierra Meadows Drive Rocklin, CA 95677 <2420-00 Costs to Secure/Maintain Property (E.g., casualty insurance, locksmith, repairs)>, 200	Admin Ch. 7 06/07/12	Water/sewer extraction under buildings (incl Taco Bell) and plumbing repair work.	\$7,379.73 \$20,795.84	\$20,795.84	\$0.00
PROPCLEA	Ray Payne 2840 Meadow Vista Road Meadow Vista, CA 95722 <2690-00 Chapter 7 Operating Expenses (incl. wages, payroll taxes and other taxes paid)>, 200	Admin Ch. 7 06/07/12	Clear commercial lot (which is listed fro sale) of debirs and shrubs, etc. and haul to dump	\$1,700.00 \$1,700.00	\$1,700.00	\$0.00
RENTALLO	Cypress WCM Investment LLC P.O. Box 16695 San Francisco, CA 94116 <2990-00 Other Chapter 7 Administrative Expenses>, 200	Admin Ch. 7 06/07/12	Allocation of rents from McNamara Transport which paid \$3,250 for 10-15-13 to 11-15-13 ( $\$3,250 \times 15/31 = \$1,572.58$ ). Allocated through sale of the property.	\$1,572.58 \$1,572.58	\$1,572.58	\$0.00
RENTCOLF	Sequoia WCL Investments LLC 552 23rd Avenue San Francisco, CA 94121 <2500-00 Costs Re Sale of Prop. (excl. realtor comm./exp., incl. closing costs, tte adv.)>, 200	Admin Ch. 7 06/07/12	From the sale of the Colfax Shopping Center, the rent from NextCycle needs to be allocated and the parties agreed to this allocation (see 10-29-2013 eamils)	\$5,625.00 \$5,625.00	\$5,625.00	\$0.00
TRANSFER	County Transfer Tax $\$2,100000 \times \$1.10 / \$1000 = \$2,310$ <2820-00 Other State or Local Taxes (post-petition, incl. post-petition real est. taxes)>, 200	Admin Ch. 7 06/07/12		\$2,310.00 \$2,310.00	\$2,310.00	\$0.00
<b>Case Total:</b>				<b>\$6,358,806.28</b>	<b>\$2,008,312.71</b>	

**TRUSTEE'S PROPOSED DISTRIBUTION**

Exhibit D

Case No.: 11-33534

Case Name: PAYNE, JAMES FREDERICK

Trustee Name: Barry Milgrom

**Balance on hand:** \$ 284,991.36

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
1	San Mateo County	63,555.51	0.00	0.00	0.00
3	Placer County Tax Collector	571,221.35	478,827.85	478,827.85	0.00
5	City and County of San Francisco	359,156.28	0.00	0.00	0.00
6	City and County of San Francisco	108,286.32	0.00	0.00	0.00
9	Umpqua Bank	165,793.79	9,196.69	9,196.69	0.00
10	Umpqua Bank	612,645.73	15,506.09	15,506.09	0.00
12	Sterling Savings Bank	4,722,419.42	4,368,698.50	4,368,698.50	0.00
SEC	Umpqua Bank	1,353.14	15,416.50	15,416.50	0.00
STERL	Sterling Bank \ Asset Management Department	150,000.00	157,388.02	157,388.02	0.00
CAWITH	CA Withholding on Real Estate Sale	70,000.00	216.30	216.30	0.00
COUNTY	San Mateo County Tax Collector	118,846.92	118,846.92	118,846.92	0.00
PAYOUT	Umpqua Bank	155,173.73	174,203.16	174,203.16	0.00
RED2DOT	American Contractors Indemnity Company	68,726.13	68,726.13	68,726.13	0.00
REDFROG	Umpqua Bank	1,353.14	14,063.36	14,063.36	0.00

Total to be paid to secured creditors: \$ 0.00Remaining balance: \$ 284,991.36

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - Barry Milgrom, Trustee	161,392.73	0.00	161,392.73
Trustee, Expenses - Barry Milgrom, Trustee	353.59	0.00	353.59
Attorney for Trustee, Fees - Dentons US LLP	21,814.00	0.00	21,814.00
Attorney for Trustee, Expenses - Dentons US LLP	425.55	0.00	425.55
Accountant for Trustee, Fees - Kokjer, Pierotti, Maiocco & Duck LLP	65,565.50	62,354.50	3,211.00
Accountant for Trustee, Expenses - Kokjer, Pierotti, Maiocco & Duck LLP	254.85	155.01	99.84
Fees, United States Trustee	325.00	0.00	325.00
Other Fees: Coldwell Banker	83,500.00	83,500.00	0.00
Other Expenses: 2013/2014 Taxes Unpaid by Seller	5,132.79	5,132.79	0.00
Attorney for Trustee Fees - McKenna Long & Aldridge LLP	446,129.00	446,129.00	0.00
Attorney for Trustee Expenses - McKenna Long & Aldridge LLP	3,411.17	3,411.17	0.00
Other Fees: Colliers International	125,000.00	125,000.00	0.00
Other Fees: Touchstone Commerical Partners, Inc.	31,500.00	31,500.00	0.00
Other Expenses: AT&T	762.96	762.96	0.00
Other Expenses: AT&T	54.54	54.54	0.00
Other Expenses: All Star West Insurnace	2,368.26	2,368.26	0.00
Other Expenses: Bill's Backflow Service	50.00	50.00	0.00
Other Expenses: CIG	10,774.00	10,774.00	0.00
Other Expenses: Cindy Wright	58.32	58.32	0.00
Other Expenses: City of Colfax	40,548.87	40,548.87	0.00
Other Expenses: City of Pacifica	150.00	150.00	0.00
Other Expenses: County Transfer Tax	2,310.00	2,310.00	0.00
Other Expenses: Credit from Seller to Buyer	7,000.00	7,000.00	0.00
Other Expenses: Cypress WCM Investment LLC	1,572.58	1,572.58	0.00
Other Expenses: Felderstein Fitzgerald Willoughby & Pascuzzi, LLP	13,339.40	13,339.40	0.00
Other Expenses: Gavney Construction	1,475.00	1,475.00	0.00

Other Expenses: Hills Flat Lumber Company	70.64	70.64	0.00
Other Expenses: IPFS	671.00	671.00	0.00
Other Expenses: International Sureties, Ltd.	707.17	707.17	0.00
Other Expenses: Jim Payne	49,066.39	49,066.39	0.00
Other Expenses: Nitram, Inc.	410.00	410.00	0.00
Other Expenses: North Coast Water Board	593.62	593.62	0.00
Other Expenses: PG&E	4,086.89	4,086.89	0.00
Other Expenses: Pacific Specialty Insurance Company	858.00	858.00	0.00
Other Expenses: Paul Gysels Construction	5,327.53	5,327.53	0.00
Other Expenses: Pipe Pros	320.00	320.00	0.00
Other Expenses: Placer County Water Agency	3,052.89	3,052.89	0.00
Other Expenses: Ray Payne	1,700.00	1,700.00	0.00
Other Expenses: SL Specialty Insurance	1,400.00	1,400.00	0.00
Other Expenses: Sequoia WCL Investments LLC	5,625.00	5,625.00	0.00
Other Expenses: ServPro of Auburn/Rocklin 9089	20,795.84	20,795.84	0.00
Other Expenses: Stan Revel	200.00	200.00	0.00
Other Expenses: Tejeda's Lawn Care	250.00	250.00	0.00
Other Expenses: Title Insurance and Costs	0.39	0.39	0.00
Other Expenses: United States Postal Service	62.00	62.00	0.00
Other Expenses: United States Treasury	4,373.00	4,373.00	0.00
Other Expenses: Water Damage Recovery	500.00	500.00	0.00

Total to be paid for chapter 7 administration expenses: \$ 187,621.71  
 Remaining balance: \$ 97,369.65

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
None			

Total to be paid for prior chapter administrative expenses: \$ 0.00  
 Remaining balance: \$ 97,369.65

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$0.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
15P	TRI Commercial Real Estate Services, Inc	0.00	0.00	0.00

Total to be paid for priority claims: \$ 0.00  
 Remaining balance: \$ 97,369.65

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ 1,820,691.00 have been allowed and will be paid *pro rata* only after all allowed administrative and priority claims have been paid in full.

The timely allowed general (unsecured) dividend is anticipated to be 5.3 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
2	Chase Bank USA, N.A.	229.09	0.00	6.30
4	Advanta Bank Corporation	728.09	0.00	20.00
7	Luscutoff, Lendormy & Associates	19,028.36	0.00	522.79
8 -2	Tri Counties Bank	334,683.64	0.00	9,195.23
11 -2	City and County of San Francisco	178,213.16	0.00	4,896.30
13	Sterling Savings Bank	1,000,000.00	0.00	27,474.41
14	Phyllis Voisenat, Esq.	165,998.83	0.00	4,560.72
15U	TRI Commercial Real Estate Services, Inc	73,125.00	0.00	2,009.07
17	American Contractors Indemnity Company	0.00	0.00	0.00
STIPULA	Umpqua Bank	48,684.83	0.00	48,684.83

Total to be paid for timely general unsecured claims: \$ 97,369.65  
 Remaining balance: \$ 0.00

Tardily filed claims of general (unsecured) creditors totaling \$ 0.00 have been allowed and will be paid *pro rata* only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				
		Total to be paid for tardy general unsecured claims:		\$ 0.00
		Remaining balance:		\$ 0.00

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ 0.00 have been allowed and will be paid *pro rata* only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				
		Total to be paid for subordinated claims:	\$ 0.00	
		Remaining balance:		\$ 0.00